

Property Information	Lot 24 & 25 of Easley Estates Section 3 Block E		
Address	325 Burning Trail		
Tax Map, Group, Parcel	TM 091 Parcel 16 and TM 091 Parcel 017		
Civil District	13 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 1.053		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Ricky Elijah McFall Address: 148 Stafford Street C204 City: Bristol State: TN Zip Code: 37620 Email: Rickymcfall@icloud.com Phone Number: 423-441-0378		Name: G3 Geomatics LLC (Gregg Gurney) Address: P.O. Box 594 City: Johnson City State: TN Zip Code: 37605 Email: Gregg@g3gemoatics.com Phone Number: 615-775-6522	
Planning Department Recommendation			
<p>The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons:</p> <ul style="list-style-type: none"> • A variance has been requested regarding the public water requirement. • With the approval of this variance, the proposed plat complies with the Minimum Subdivision Regulations <p>Staff Field Notes and General Comments:</p> <p>The property is located within the Urban Growth Boundary of Kingsport along Argonne Street and Burning Trail. According to the Kingsport Subdivision Regulations, all new lots must have access to a public water supply. However, the cost to extend public water to this property exceeds \$45,840. The owners have requested a water variance to allow the plat to be recorded without public water.</p>			
Planning Technician:	Lori Pyatte	Date:	June 6 th 2025
Planning Commission Action		Meeting Date:	June 19th 2025
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Lot 24 & 25 of Easley Estates Section 3 Block E
ADDRESS	325 Burning Trail
DISTRICT	13st Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	County R-1
PROPOSED ZONING	No Change
ACRES +/- 1.053	
EXISTING USE	County R-1
PROPOSED USE	

PETITIONER: Ricky Elijah McFall

ADDRESS: 148 Stafford Street C204 Bristol, TN

REPRESENTATIVE: G3 Geomatics LLC (Gregg Gurney)

PHONE: 615-775-6522

INTENT

The applicant is requesting final plat approval for the subdivision of property located in the 13th Civil District, specifically identified as Tax Map 091, Parcels 016 and 017.

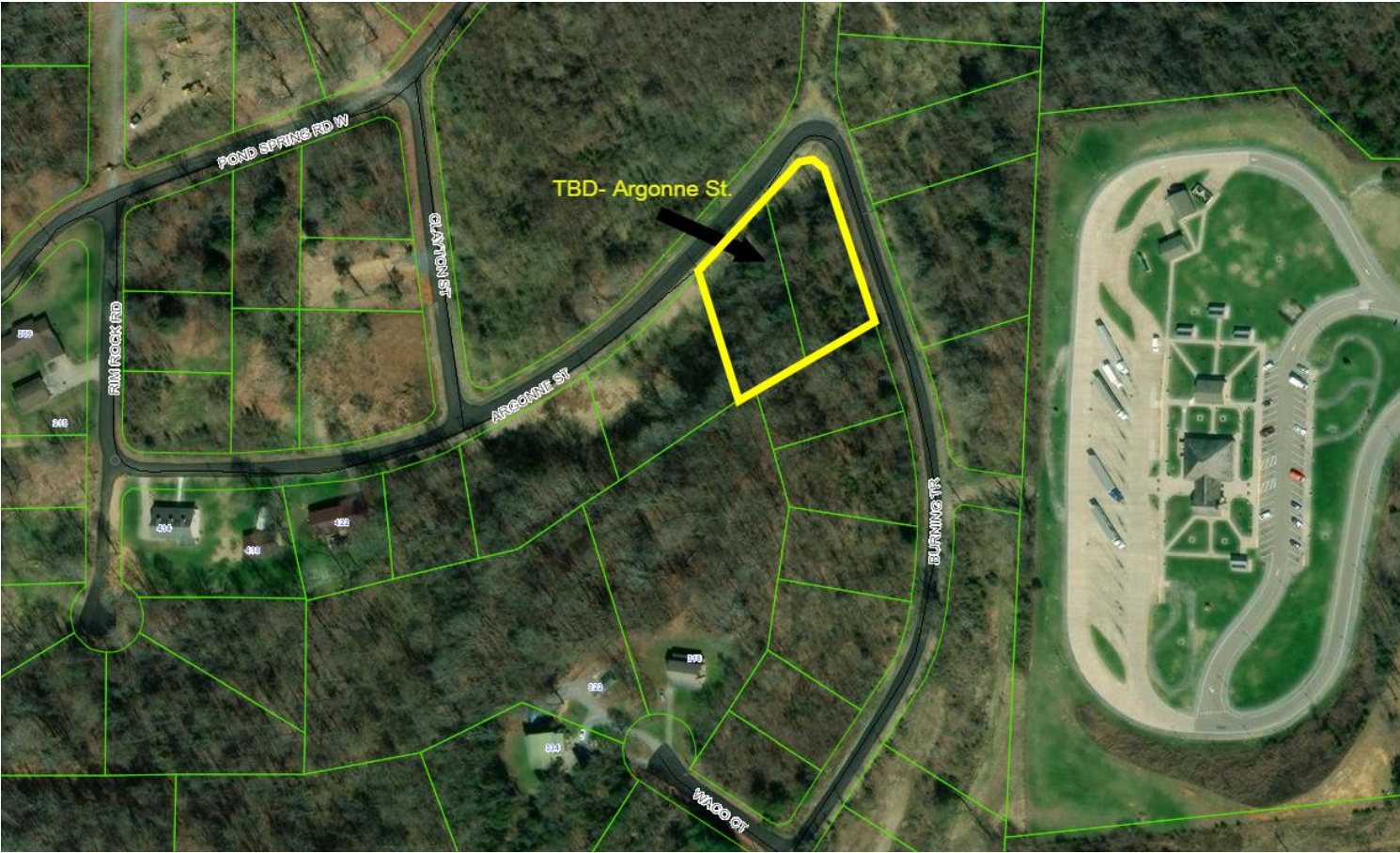
The property lies within the Kingsport Urban Growth Boundary, situated along Argonne Street and Burning Trail, near the intersection of Clayton Street and McCulley Place, which connects to Shady View Road. The proposed replat would create one new lot with access from Burning Trail. The parcel is currently vacant, and no public sewer service is available. The property owner is proposing to utilize a private well.

Additionally, there is no public water supply currently accessible to the property. The owner intends to serve the residence with a private well. According to the City's Water Services Department, extending water service to the property could cost approximately \$45,840, as the nearest usable water line is about 150 feet from the proposed lot on Burning Trail. Kingsport Subdivision Regulations require that all new lots have access to a public water supply. Therefore, the applicant is requesting a variance from this requirement to allow the subdivision to proceed without public water access.

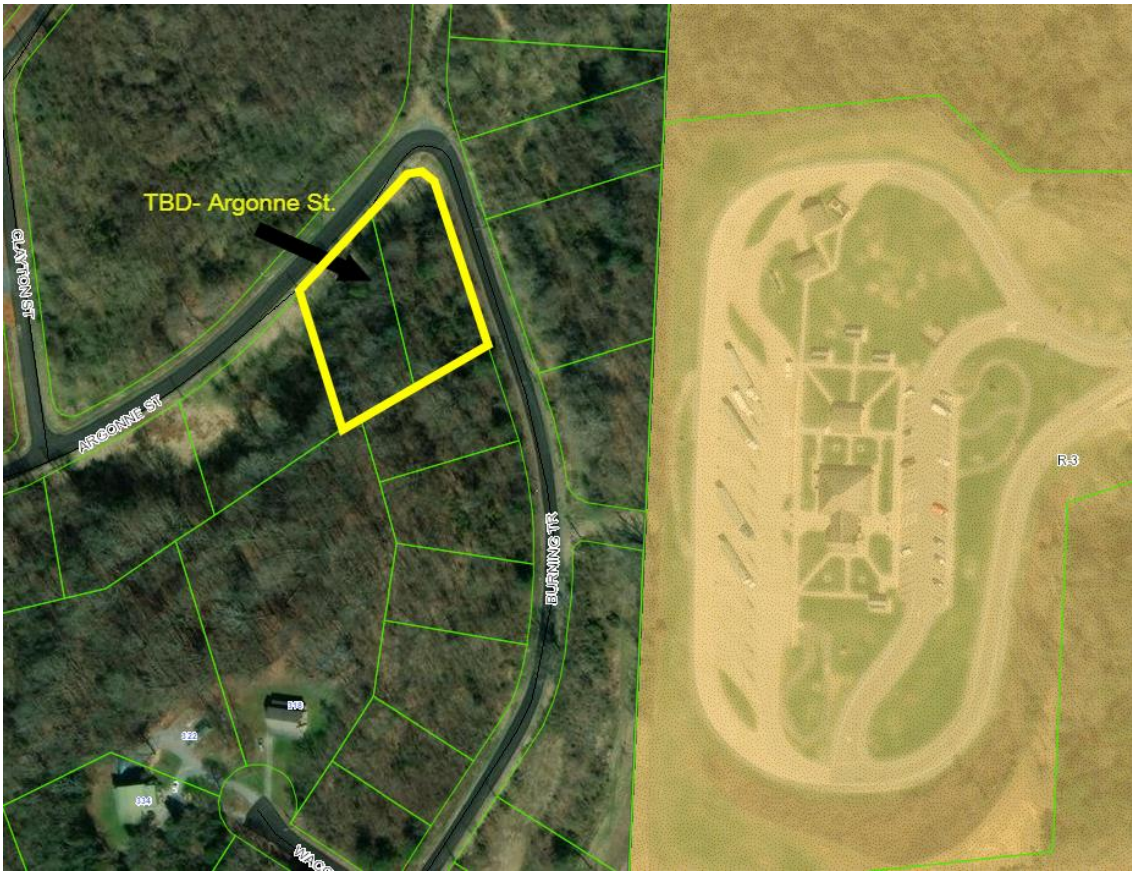
While extending the water line is technically feasible, it would require ongoing maintenance by city staff, including routine line flushing, due to its location at the end of the service line.

In light of these considerations, staff recommends approval of the final plat for Lots 24 and 25 of Easley Estates, Section 3, Block E, along with approval of the variance request related to the public water requirement.

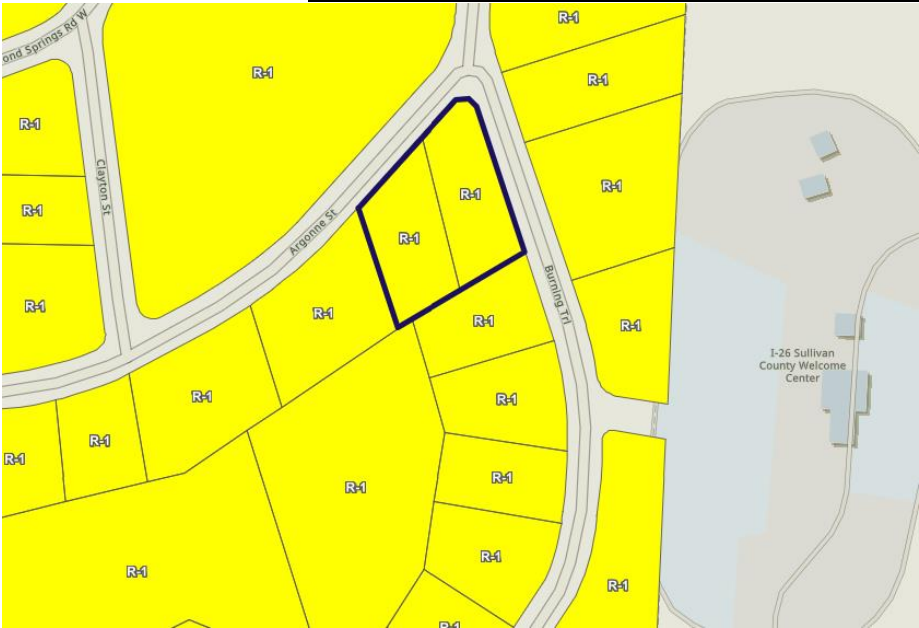
Aerial Perspective:



Aerial Perspective with Zoning (City GIS):

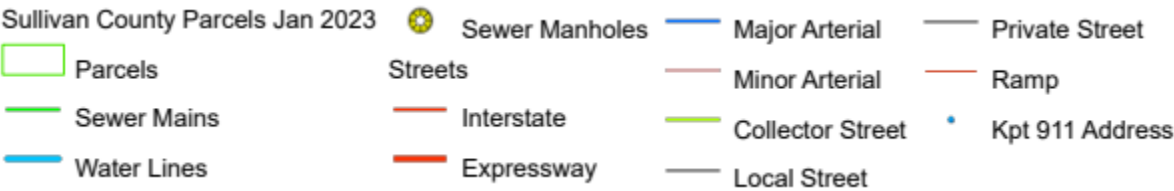
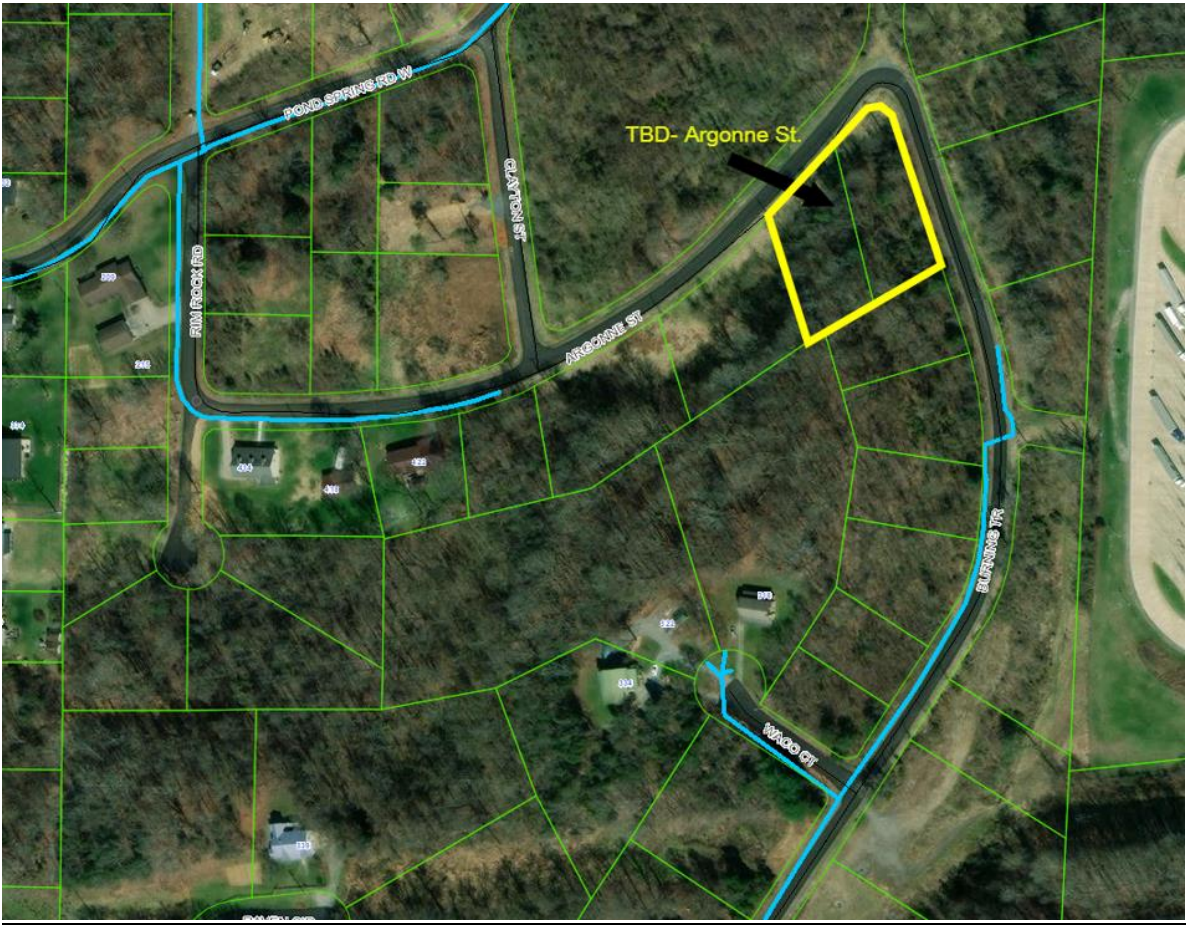


Aerial Perspective with Zoning (Sullivan County GIS):



Sullivan County Zoning	
	A-1
	A-2
	A-5
	AR
	B-1
	B-2
	B-3
	B-4
	M-1
	M-2
	PBD-3
	PBD/SC
	PMD-1
	PMD-2
	R-1

Aerial Perspective with Utilities:



[illegible]

Letter from Property Owner:

June 9, 2025

From:

Ricky Elijah McFall
148 Stafford St. C204
Bristol, TN 37620
Rickymcfall@icloud.com
423-441-0378

To:

Planning Commission
Kingsport, Sullivan County
415 Broad St.
Kingsport, TN 37660

RE: Request for Variance from Public Water Requirement – Parcel Numbers 016.00 & 017.00,
Enclosure 1.

To the Members of the Planning Commission,

I am writing to respectfully request a variance from the requirement that properties within the Urban Growth Boundary (UGB) be served by public water. I am currently in the process of developing my property located at parcel numbers 016.00 & 017.00, and due to site-specific factors, I am requesting permission to utilize a private well in lieu of a public water connection.

Justification for Variance Request:

1. Physical and Financial Hardship (Section 3.1):

Due to the physical location and topographical layout of my property, the cost of extending public water infrastructure is prohibitively high. The utility company has estimated the cost of installation at \$45,840, Enclosure 2, compared to \$34,600 for a professionally drilled and code-compliant private well, Enclosure 3. This represents a difference of over \$11,000, which poses a significant and unnecessary financial hardship. This hardship arises not from mere inconvenience but from a substantial and disproportionate cost burden related to my property's specific location relative to existing water lines.

2. Unique Conditions of the Property (Section 3.2):

This situation is unique and not generally applicable to other properties in the area. The distance from the nearest public water access point, combined with the terrain and utility easement constraints, make my lot distinctly disadvantaged. These circumstances are not of my creation and have existed since I acquired the property. Granting this variance would acknowledge the

June 9, 2025

unique infrastructure challenges that are beyond my control and not typical for other parcels in the Urban Growth Boundary.

3. No Detriment to Public Safety or Welfare (Section 3.3):

A professionally installed well on my property will meet all health and safety standards and will not be detrimental to the public or neighboring properties. In fact, utilizing a well avoids unnecessary excavation and utility disruption in the surrounding area, thereby reducing environmental impact. The variance will not compromise water quality or supply in the community, as my well will be privately maintained and isolated from the public water system.

Conclusion:

The intent and purpose of the UGB regulation—to ensure sustainable and responsible development—will not be nullified by this variance. In fact, allowing the use of a well in this specific case upholds the broader principle of equitable treatment for property owners facing extraordinary costs due to conditions beyond their control.

I respectfully ask the Planning Commission to consider this request in light of the substantial hardship, the unique nature of my property, and the absence of any negative public impact. I am prepared to provide additional documentation, including cost estimates and well drilling plans, upon request.

Thank you for your time and consideration.

Sincerely,
Ricky Elijah McFall

Quote from City of Kingsport Water Services:



April 12, 2024

Rick McFall
Parcels 16.00 and 17.00 Argonne Street
Sullivan County

Dear Mr. McFall,

We have received contractor estimates for your request for a waterline extension on Argonne Street Parcels 16.00 & 17.00. The cost for the extension is as follows:

\$43,000.00
(Includes Labor, Materials and Testing)

Total Cost = \$43,000.00

*Additional meter tap fee will be required. 5/8" Meter currently is \$1400.00 plus
An additional \$40.00 Water Connection Service Fee and Deposit. \$1440.00. Larger
meters at additional cost.*

*It will be the customer's responsibility to hire a plumber to install a service line from
the new meter on right of way and connect to structure. Customer is financially
responsible for everything after the meter on the customer side.*

Payment is required in advance and must be paid at the **Finance/Water Department at 415 Broad Street** when you initiate a water contract. (Please bring a copy of this letter with you.) Following receipt of payment, we will initiate the design and approval process as required by the State of Tennessee. Construction will begin as soon as the contractor scheduling permits after we receive the approvals. You will not be billed for usage until the meter is connected.

This Estimate is available for 60 days from the date listed above.

If you have any questions, please feel free to contact me at (423) 229-9454.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Chase".

Sam Chase
Engineering Coordinator
Water Services Division

Public Works | Water Services Division
1113 Konnarock Rd | Kingsport, TN 37664 | P: 423-229-9454
www.kingsporttn.gov

Clean Water

Public Health

Serving Citizens

Quote from Wilson Drilling (Private Well) Quote:



Wilson Drilling Services

4451 N Roan St
Ste 101
Johnson City, TN 37615-4933
USA
ccw.wds@gmail.com

Estimate

ADDRESS
RICK MCFALL
BURNING TRAIL
KINGSPORT, TN 37664

ESTIMATE 1017
DATE 02/05/2025
EXPIRATION DATE 03/05/2025

DESCRIPTION	QTY	RATE	AMOUNT
- WELL DEPTH 600 FT - CASING 105 FT - PUMP SET 500 FT - OFFSET 100'			
6.125" AIR ROTARY DRILLING	600	30.00	18,000.00
6 5/8" BLACK WELL CASING	105	30.00	3,150.00
DRILLING SUPPLIES	1	450.00	450.00
SUBMERGIBLE PUMP SYSTEM, LINES TO HOUSE, & PRESSURE TANK INSTALLED	1	10,000.00	10,000.00
WATER TESTING & TREATMENT ALLOWANCE	1	3,000.00	3,000.00
TOTAL			\$34,600.00

Accepted By

Accepted Date 02/08/2025

Site Visit Photos:

Proposed site for combining two parcels into one vacant lot.



Water lines must be extended about 150 feet from Burning Trail.



Corner lot bordered by Argonne Street on the right and Burning Trail on the left.



Conclusion

Staff recommends approval of the final plat for the Lot 24 & 25 of Easley Estates Section 3 Block E and the variance to the public water requirement.