

<b>Property Information</b>		<b>526 Sequoyah Drive Surplus Request</b>	
<b>Address</b>		526 Sequoyah Drive Kingsport, TN	
<b>Tax Map, Group, Parcel</b>		Tax Map 046H Group G Parcel 003.00	
<b>Civil District</b>		11 <sup>th</sup> Civil District	
<b>Overlay District</b>		Flood Plain	
<b>Land Use Designation</b>		Single-Family	
<b>Acres</b>		+/- 0.14	
<b>Applicant Information</b>			
<b>Name:</b>		<b>Intent:</b> <i>To declare the properties Tax Map 046H Group G Parcel 003.00 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.	
<b>Address:</b>			
<b>City:</b>			
<b>State:</b>	<b>Zip Code:</b>		
<b>Phone Number:</b>			
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends declaring 526 Sequoyah Drive as surplus property:</b></p> <ul style="list-style-type: none"> <li>All city departments have reviewed the properties</li> </ul> <p><b>Staff Field Notes and General Comments:</b></p> <p>The City is requesting that the Planning Commission declare Tax Map 046H Group G Parcel 003.00 as surplus property. The requested area is located on Sequoyah Avenue right off of W. Sullivan Street. This property is zoned R-2, Two-Family Residential 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.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 4/16/2026	
<b>Planning Commission Action</b>		<b>Meeting Date:</b> 4/16/2026	
<b>Approval:</b>			
<b>Denial:</b>			<b>Reason for Denial:</b>
<b>Deferred:</b>			<b>Reason for Deferral:</b>

**PROPERTY INFORMATION:** 526 Sequoyah Drive Surplus Request

**ADDRESS:** 526 Sequoyah Drive Kingsport, TN

**DISTRICT, LAND LOT:** 11<sup>th</sup> Civil District, Tax Map 046H Group G Parcel 003.00

**OVERLAY DISTRICT:** N/A

**CURRENT ZONING:** R-2, Two-Family Residential District

**PROPOSED ZONING:** R-2, Two-Family Residential District

**ACRES:** +/- 0.14

**EXISTING USE:** Vacant

**PROPOSED USE:** N/A

**PETITIONER:**

**ADDRESS:**

**INTENT**

To declare Tax Map 046H Group G Parcel 003.00 as surplus by the City of Kingsport.

Proposed Surplus Vicinity Map

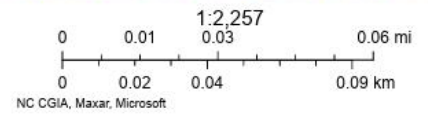


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Sullivan County Parcels Jan 2023

Parcels  
Streets  
Interstate

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



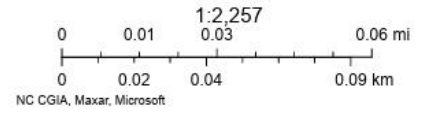
Web AppBuilder for ArcGIS

Proposed Surplus Zoning R-2 - Two-Family Residential District



9/24/2025, 10:38:15 AM

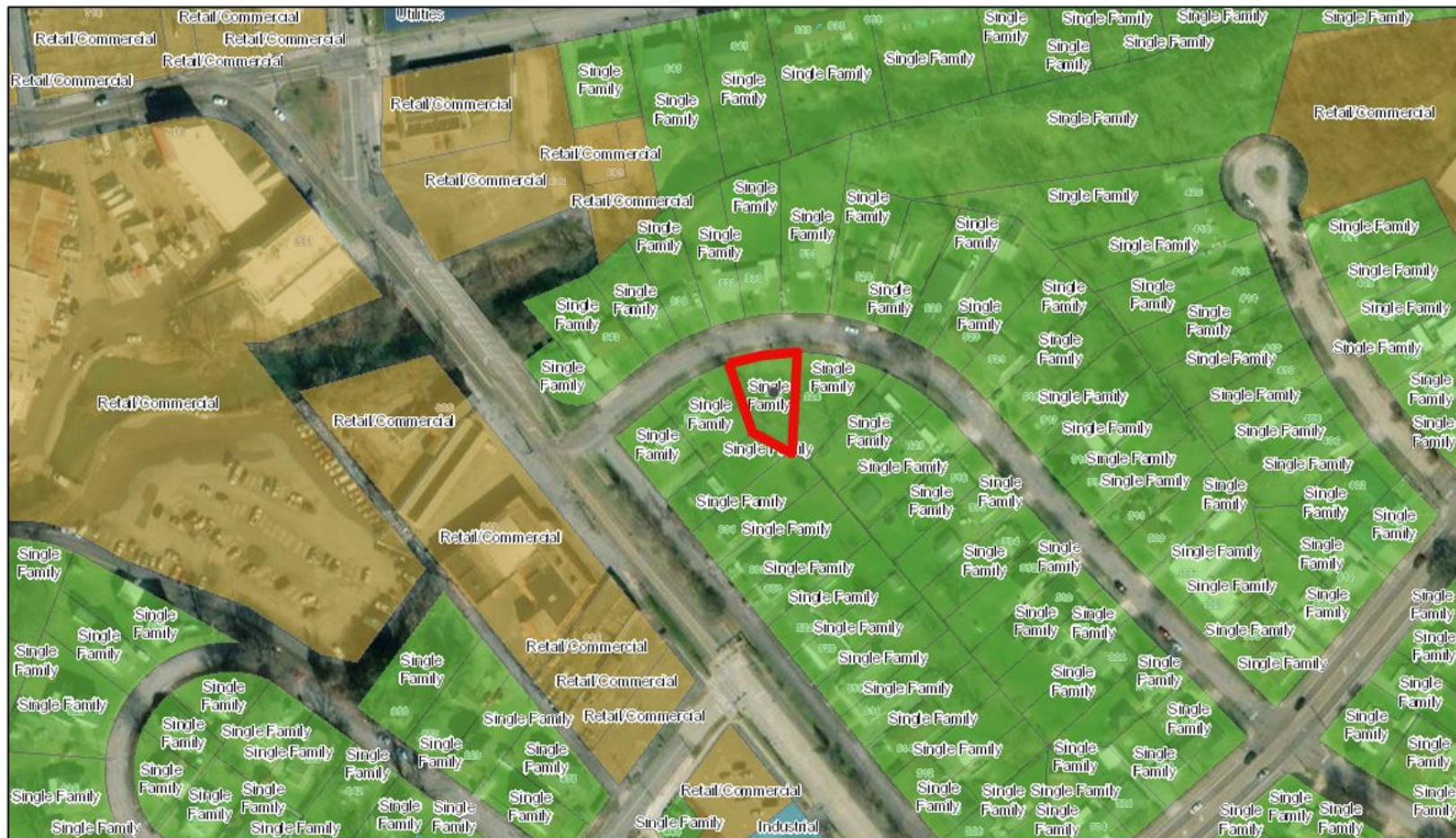
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	Kpt 911 Address
GC	B-2	BC	P-1	PMD-2	R-1C	Split	
B-2E	B-3	GC	P-D	PUD	R-2	TA	



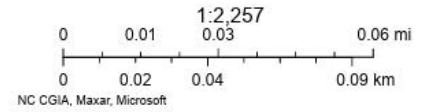
Web AppBuilder for ArcGIS



Proposed Surplus Future Land Use



9/24/2025, 10:36:00 AM



Web AppBuilder for ArcGIS

**Northern Property View**



**Eastern Property View**



**Southern Property View**



**Western Property View**



**Recommendation**

Staff recommends that the Planning Commission declare 526 Sequoia Drive as surplus property.