

Property Information	909 East Sevier Ave. Surplus Request	
Address	909 East Sevier Avenue Kingsport, TN	
Tax Map, Group, Parcel	Tax Map 046O Group K Parcel 036.00	
Civil District	11 th Civil District	
Overlay District	N/A	
Land Use Designation	Compact Neighborhood	
Acres	+/- 0.17	
Applicant Information		
Name:		Intent:
Address:		<i>To declare the property Tax Map 046O Group K Parcel 036.00 as surplus property by the City of Kingsport.</i>
City:		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.
State:	Zip Code:	
Phone Number:		
Planning Department Recommendation		
The Kingsport Planning Division recommends declaring 909 East Sevier Avenue as surplus property: • All city departments have reviewed the property and have given a positive recommendation. • Parks & Recreation Commission meets August 24, 2026 to hear surplus request. Staff Field Notes and General Comments: The City is requesting that the Planning Commission declare Tax Map 046O Group K Parcel 036.00 as surplus property. This property is zoned R-1B, Residential District, and located within city limits. An attached memo from Parks Director Wicks details the reason for the surplus request. The request will need to be heard by the Parks & Recreation Commission since the property contains the close Sevier Avenue Park. Staff recommends that the Planning Commission declare 909 East Sevier Avenue as surplus property contingent upon an approval from the Parks & Recreation Commission.		
Planner: Samuel Cooper		Date: 7/16/2026
Planning Commission Action		Meeting Date: 7/16/2026
Approval:		
Denial:		Reason for Denial:
Deferred:		Reason for Deferral:

PROPERTY INFORMATION: 909 East Sevier Avenue

ADDRESS: 909 East Sevier Avenue Kingsport, TN

DISTRICT, LAND LOT: 11th Civil District, Tax Map 046O Group K Parcel 036.00

OVERLAY DISTRICT: N/A

CURRENT ZONING: R-1B, Residential District

PROPOSED ZONING: R-1B, Residential District

ACRES: +/- 0.17

EXISTING USE: Sevier Avenue Park

PROPOSED USE: N/A

PETITIONER:

ADDRESS:

INTENT

To declare Tax Map 046O Group K Parcel 036.00 as surplus by the City of Kingsport contingent upon an approval from the Parks & Recreation Commission.

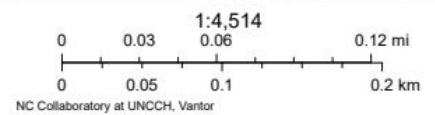
Vicinity Map



6/19/2026, 4:37:04 PM

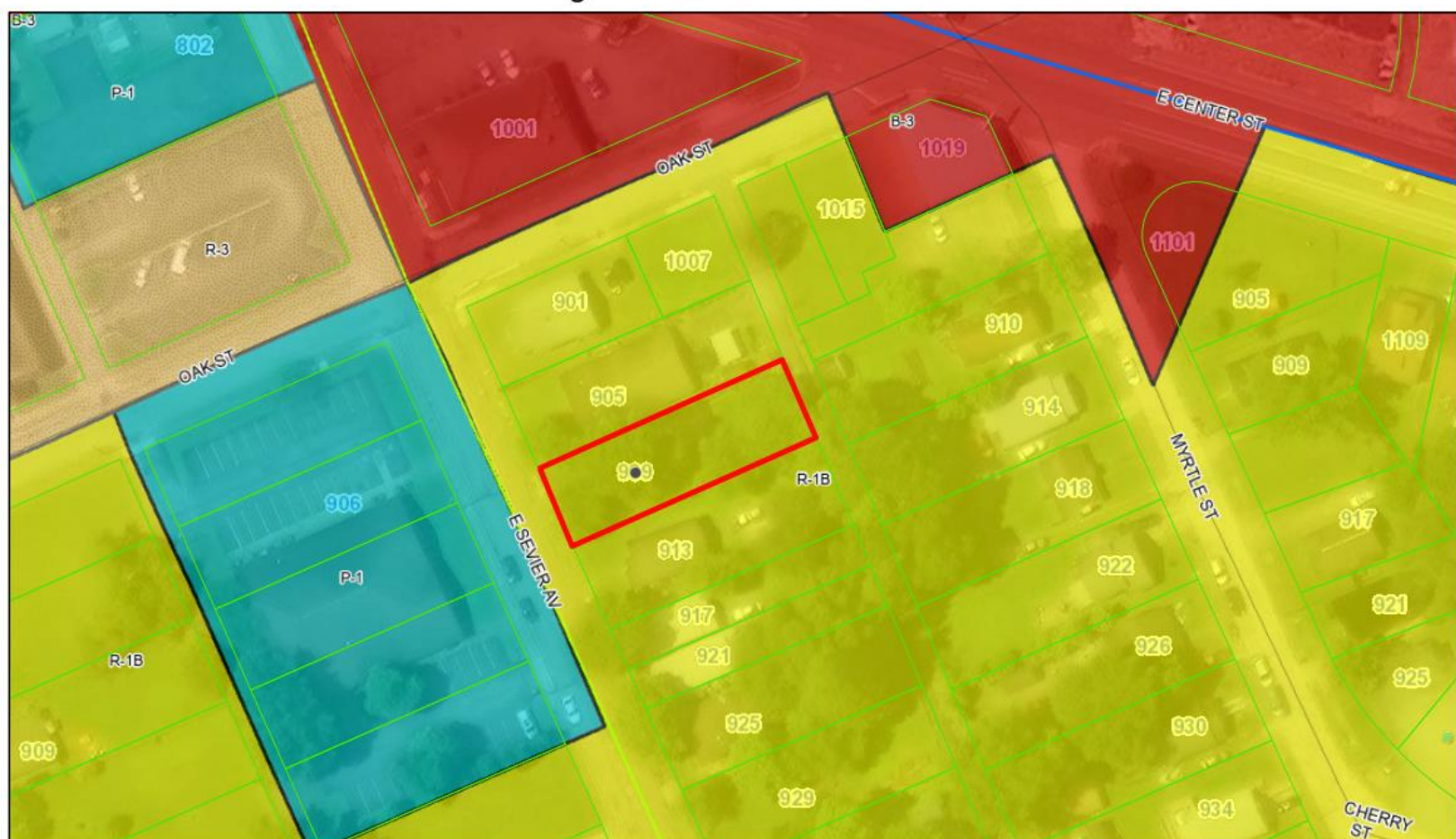
Streets

 Collector Street	 Ramp
 Major Arterial	 Local Street
 Minor Arterial	 Kpt 911 Address



Web AppBuilder for ArcGIS

Zoning R-1B -Residential District



6/19/2026, 4:03:55 PM

Sullivan County Parcels Jan 2023

 Parcels

City Zoning

B-3

■ P-1

 R-1B

 R-11

Streets

Major Arterial

Collector Street

Local Street

Kpt 911 Address

1:1,128

0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km

NC Collaboratory at UNCCH, Microsoft, Vantor

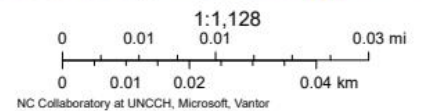
Web AppBuilder for ArcGIS

Utilities Map



6/19/2026, 4:05:42 PM

-  Sewer Manholes
  Water Lines
-  Sewer Mains
  Kpt 911 Address



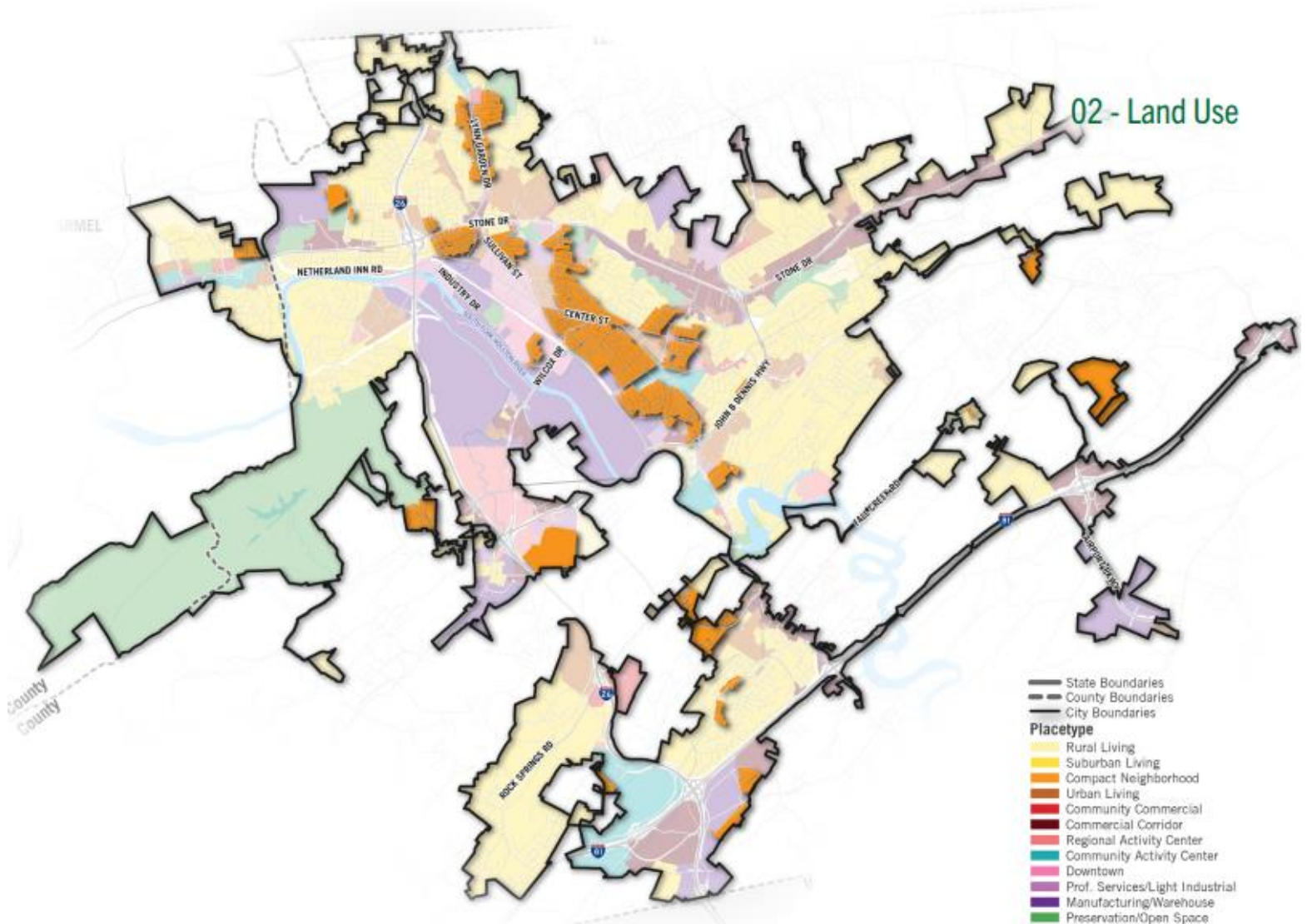
Web AppBuilder for ArcGIS

Web AppBuilder for ArcGIS

Compact Neighborhood

CHARACTER AND INTENT

Can support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes, in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. Many of Kingsport's original neighborhoods reflect this compact neighborhood pattern, with smaller lot sizes, a diversity of housing types, and a cohesive neighborhood scale. This traditional, walkable form of development has become increasingly desirable in recent decades and will continue to play an important role in Kingsport's residential land use mix as the city builds out its remaining developable areas.



E Sevier Ave View



Memorandum from Parks Director Wicks



MEMORANDUM

To: Parks and Recreation Commission
CC: Parks and Recreation Management Staff, Kingsport Planning Commission
From: Tyler Wicks, Director
Date: July 1, 2026
Regarding: Divestment of Sevier Avenue Mini-Park

In their 2025 Strategic Plan, the Board of Mayor and Aldermen identified the divestment of certain park assets as a strategic priority. As a result of this strategic priority and our 2026 Master Plan process, department staff began reviewing assets and flagging the best candidates for divestment. The Sevier Avenue Mini-Park was identified as one of those assets for proposed divestment.

The Sevier Avenue Mini-Park was acquired by the City of Kingsport in 1970 following recommendations contained in the 1968 Community Facilities Plan. At that time, planners proposed mini-parks throughout older neighborhoods where larger park sites were not feasible. These facilities were intended to provide basic recreation opportunities in every neighborhood. In recent years, the park has been the focal point of increasing social challenges. Vandalism, crime, and vagrancy lead to the decision to close the park to the public until a decision could be made for reinvestment or divestment. The park has been closed to the public for the previous year.

Over the last fifty years, park planning practices have changed. Modern park systems place a greater emphasis on ensuring residents have access to high-quality recreation opportunities within a reasonable walking distance rather than maintaining a park in every neighborhood. This approach is reflected in the Trust for Public Land's, National Recreation and Park Association's, and National Park Service's 10-Minute Walk initiative, which advocates that every resident should live within a ten-minute walk, or approximately one-half mile, of a park. Today, access to high-quality parks is considered more important than the number of park sites within a system.

The surrounding neighborhood currently served by Sevier Avenue Mini-Park is easily accessible to Jack Pierce Park at Riverview, which is located approximately one-half mile from the Sevier Avenue Mini-Park and within a ten-minute walk, or three-minute drive, of the surrounding residences. Jack Pierce Park provides a substantially greater level of service, including playgrounds, basketball courts, pickleball courts, picnic shelters, open green space, and a splash pad. These amenities exceed those available at the mini-park and provide opportunities for a broader range of users and age groups.

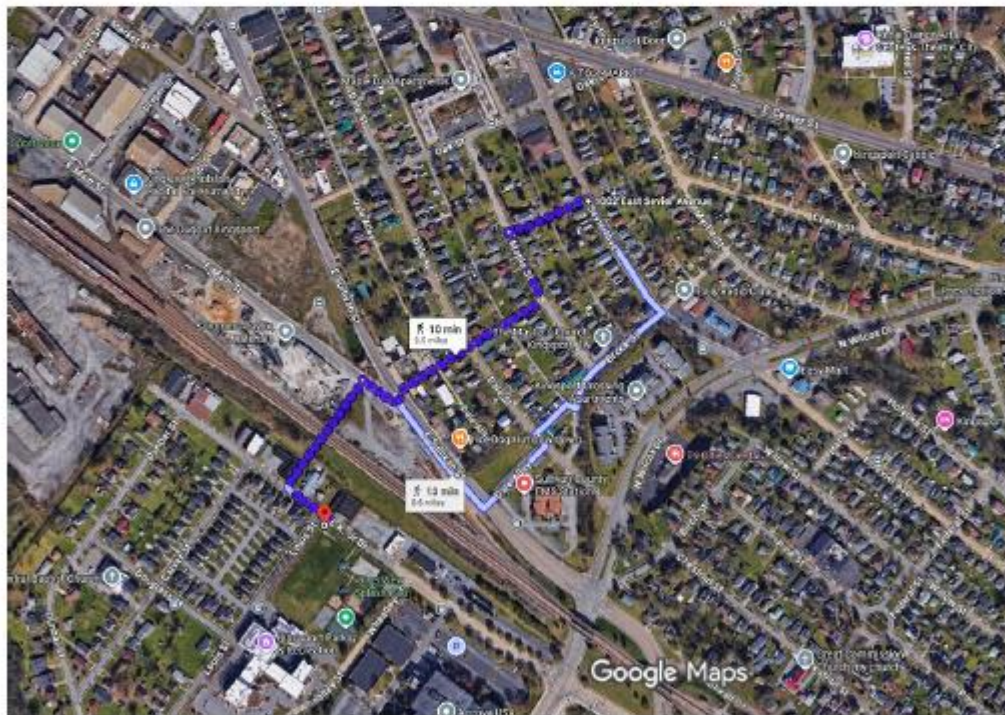
Parks and Recreation Administration
301 Louis Street Ste. 303 | Kingsport, TN 37660 | P: 423-229-9457
www.kingsporttn.gov

As park systems age and maintenance demands increase, it becomes increasingly important to focus limited resources on facilities that provide the greatest community benefit. Continued investment in both the Sevier Avenue Mini-Park and Jack Pierce Park at Riverview results in a duplication of service within the same general area. Divesting the mini-park would allow the City to concentrate maintenance resources and future capital investments on facilities that serve more residents and provide a higher level of service.

For these reasons, staff recommends that the Parks and Recreation Commission recommend the Sevier Avenue Mini-Park surplus to the needs of the parks and recreation system and its divestment to the Board of Mayor and Aldermen.

1002 E Sevier Ave, Kingsport, TN 37660 to Athletic Field, Louis St, Walk 0.5 mile, 10 min
Kingsport, TN 37660

Walking routes from East Sevier Avenue to Jack Pierce Park at Riverview



Imagery ©2026 Google, Imagery ©2026 Maxar Technologies, Map data ©2026 200 ft

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www.kingsporttn.gov

Zoning Board Clears First Of Mini Parks

Kingsport Times
July 10, 1970

By BILL BARNETT
Times-News Night City Editor

Kingsport's first two neighborhood "mini-parks" will be at 909 East Sevier Avenue and 942 Dale Street and the third, probably, at 1804 Highland Street.

The Kingsport Board of Zoning Appeals approved those three sites for tot playgrounds Thursday night with a stipulation that they be enclosed by six-foot-high fences and kept locked after dark in an effort to keep out vandals.

Ted McCown, city personnel and public relations director, who presented the city's case to the zoning board, said the city has options to buy the lots on Sevier and Dale; and City Building Official Fred Grills said after the meeting he understands the city is ready to go ahead with their development immediately.

The proposed Highland Park site is a tax-delinquent lot of which the owners have not been found. It will require condemnation proceedings, which may delay its acquisition by the city for a month or more.

Another factor involved is that two civic clubs have volunteered to help develop the first two miniature parks, while a sponsor has not yet been found for the third. However, the city would have the funds to equip it without such sponsorship if the land were available immediately.

McCown said federal Housing and Urban Development grants have been approved for development of the parks. Maintenance after they open will be by the City Parks and Recreation Department.

In long-range plans for the Kingsport of 1990, Eric Hill Associates of Atlanta recommended at least a small park for every residential neighborhood in the city.

The three neighborhoods selected for priority as most in need of such facilities had been announced months ago, but city officials were vague about the exact locations under consideration until all details had been pinned down.

Some property owners objected to having the parks next door to them. One of them still objected Thursday night. A letter from Mrs. Virgie Bragg, 941 Dale St., registering her objections to the park location across the street from her was made a part of the minutes.

Those who attended the hearing in person had some misgivings, largely about the possibility that older children would be a

problem. But they agreed the playgrounds are needed in their neighborhoods, and several volunteered to help police them.

Among those was Thomas Bond of the Dale Street area, who said a community committee, of which he is a member will cooperate with the city in operation of the park.

Mr. and Mrs. T. E. Roberts, who live next door to the Highland Street site, and C. H. Hard, on the other side, said there is a group of older boys in their neighborhood they feared would prove a problem. But they did not object to the playground, provided it is fenced and kept locked after dark.

McCown said the city had not planned to lock the parks at night originally but he believed it could be arranged, provided some resident of the neighborhood took the responsibility for locking the gate at closing time and unlocking it in the morning.

McCown said the parks are intended for the use of pre-school-age children up to five or six years old to provide a place for them to play that can be reached without having to cross a heavily-travelled street. Playgrounds already are available for the older children, he said.

The tot playgrounds will be equipped with sandboxes, swings, slides and merry-go-rounds. There will not be sufficient space for organized games such as softball, which are provided for at the larger parks, McCown said.

Benches will be provided for parents or others who accompany the small children to the playgrounds.

McCown and Bodie Scott of the Parks and Playgrounds Advisory Committee said it had been decided not to have lights in the parks so as not to encourage playing in them after dark. They will be sufficiently lighted by nearby street lights, however, to discourage vandalism and other misuse.

What if older children play in parks, who's going to enforce the age limit, the visitors asked. McCown said he hoped the residents of the area would take that responsibility.

The mini-parks will not be supervised by professional playground directors but will be under the general supervision of the Recreation Department. In case any trouble should develop, residents were advised to call either the police or the Recreation Department.

Recommendation

Staff recommends that the Planning Commission declare 909 East Sevier Avenue as surplus property contingent upon an approval from the Parks & Recreation Commission.