

Property Information	Resubdivision of Pasty Parvin Property		
Address	918, 942, and 946 Independence Drive W		
Tax Map, Group, Parcel	TM 013 Parcel 007.20 and TM 013 Parcel 007.00 and TM 013 Parcel 005.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Single Family Residential		
Acres	+/- 0.448		
Major or Minor / #lots	Minor	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Pasty Parvin Address: 946 Independence Drive W City: Kingsport State: TN Zip Code: 37660 Phone Number: (423) 534-4700		Name: Culbertson Surveying Address: P.O. Box 190 City: Nickelsville State: VA Zip Code: 37660 Phone Number: (423)-392-8896	
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 road frontage to a landlocked parcel. • With the approval of this variance, the proposed plat will comply with the Minimum Subdivision Regulations. <p>The submitted plat proposes a three-lot minor subdivision. The properties are located in Sullivan County but within the Urban Growth Boundary. Property is zoned R-1, Low Density/ Single Family Residential District.</p> <p>The owner is requesting a variance to Section 3.1 of the Subdivision Regulations related to road frontage. This section permits a variance when, due to the physical surroundings or specific conditions of the property, strict application of the regulations would result in a particular hardship to the owner rather than a mere inconvenience. The variance request is minor in nature, due to the restrictive topography of the site.</p> <p>Staff recommends final plat approval for the resubdivision of Pasty Parvin Property, as well as approval of the requested road frontage variances.</p>			
Planning Technician:	Lori Pyatte	Date:	May 21 st 2026
Planning Commission Action		Meeting Date:	May 21st 2026
Approval:			
Denial:		Reason for Denial:	

PROPERTY INFORMATION	Resubdivision of Pasty Parvin Property
ADDRESS	918, 942, 946 Independence Drive W
DISTRICT	11th Civil District
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	Sullivan County Zoning
PROPOSED ZONING	No Change
ACRES +/- 0.448	
EXISTING USE	Single Family Residential
PROPOSED USE	No change

PETITIONER: Pasty Parvin
ADDRESS: 946 Independence Drive W

REPRESENTATIVE: Pasty Parvin

INTENT

The submitted plat proposes a three-lot minor subdivision. The properties are located in Sullivan County but within the Urban Growth Boundary. Property is zoned R-1, Low Density/ Single Family Residential District.

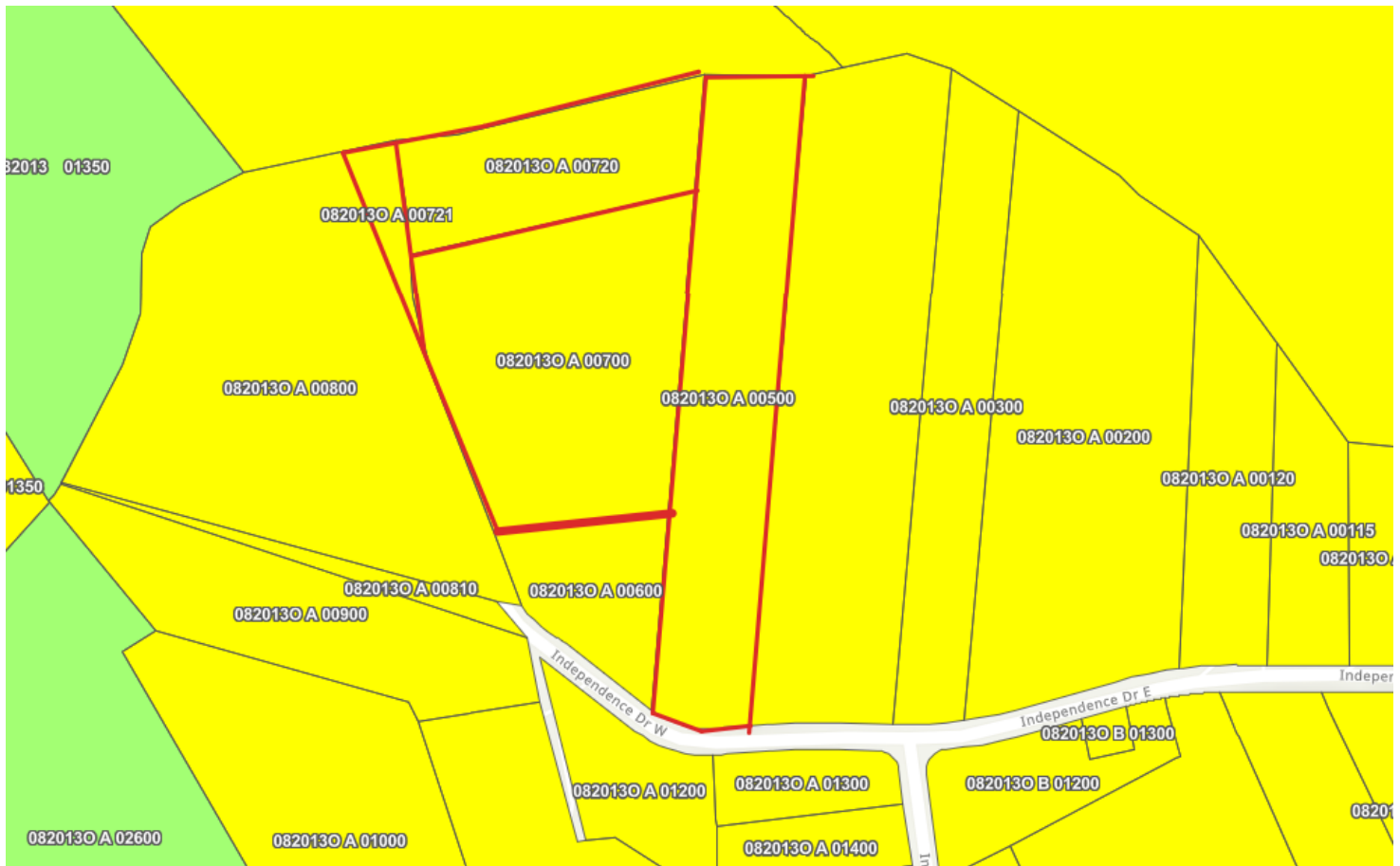
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Site Map



Sullivan County Zoning

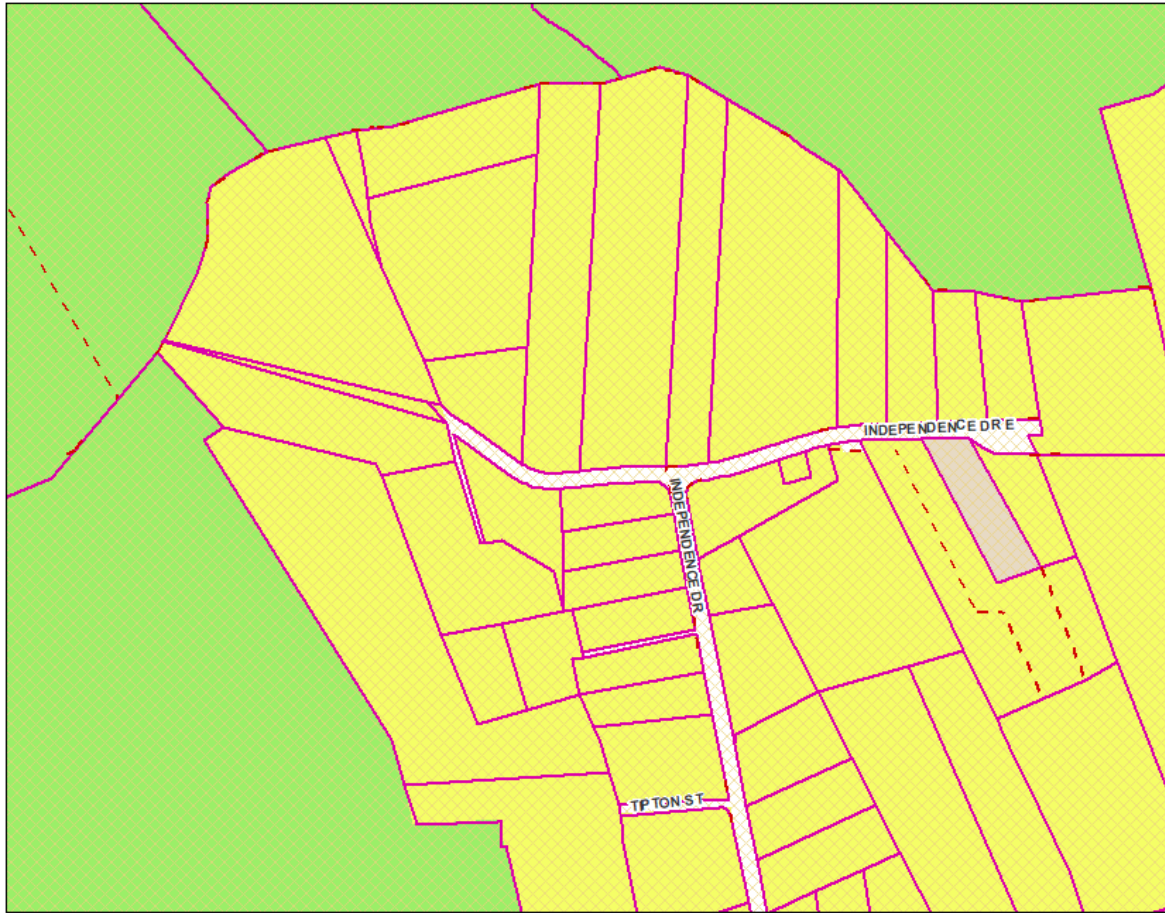


Sullivan County Zoning



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.

Future Sullivan County Land Use Plan



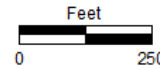
Address Data Source:
 Sullivan County: Sull Co 911
 Kingsport: Kpt GIS
 Johnson City: JC GIS
 Bristol: Bristol 911

Notice:
 A tax map has no legal standing other than the assessment of taxes. It cannot be used to establish boundary lines or transfer and convey property. A land surveyor licensed to practice land surveying in the State of Tennessee should be retained for all questions of boundary and / or location of lot lines.

- County Line
 - ▲ Lot Lines / Parcel Hooks
 - Parcel Lines
 - Kingsport UGB
- Land Use Plan: 2006-2026
- Ag / Single Fam
 - Res
 - Low Density Res
 - Mobile Home Park



Sullivan County, TN
 Planning and Codes Dept.



Land Use Plan: 2006-2026



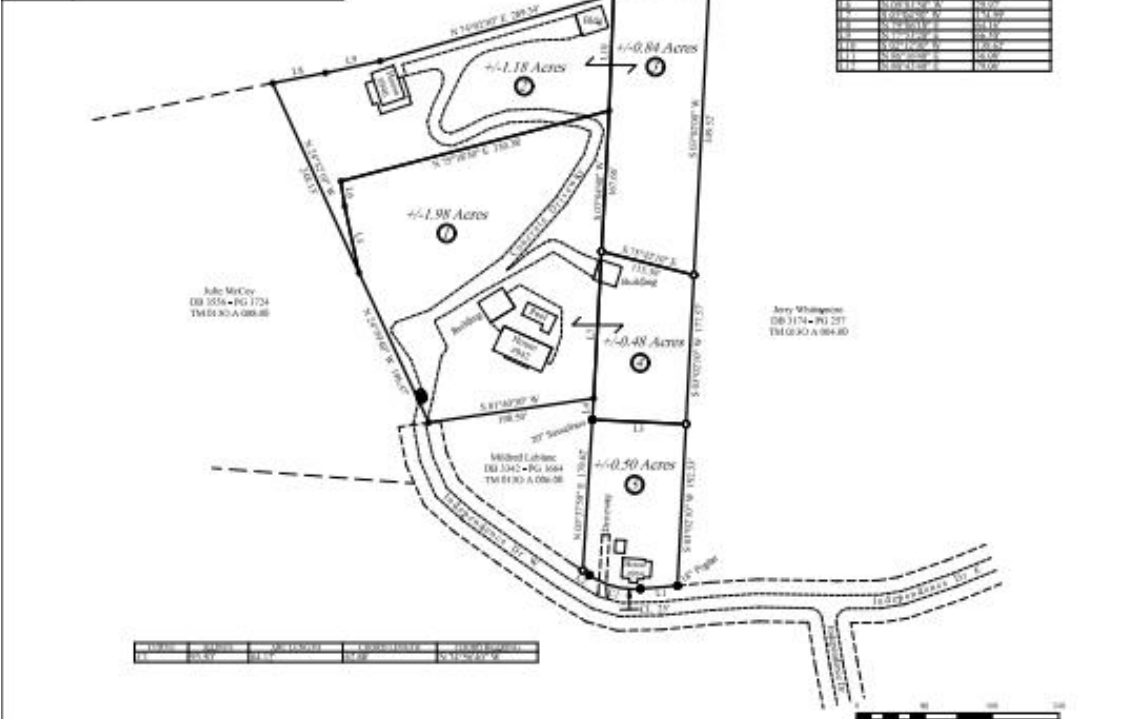
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Sullivan County Zoning

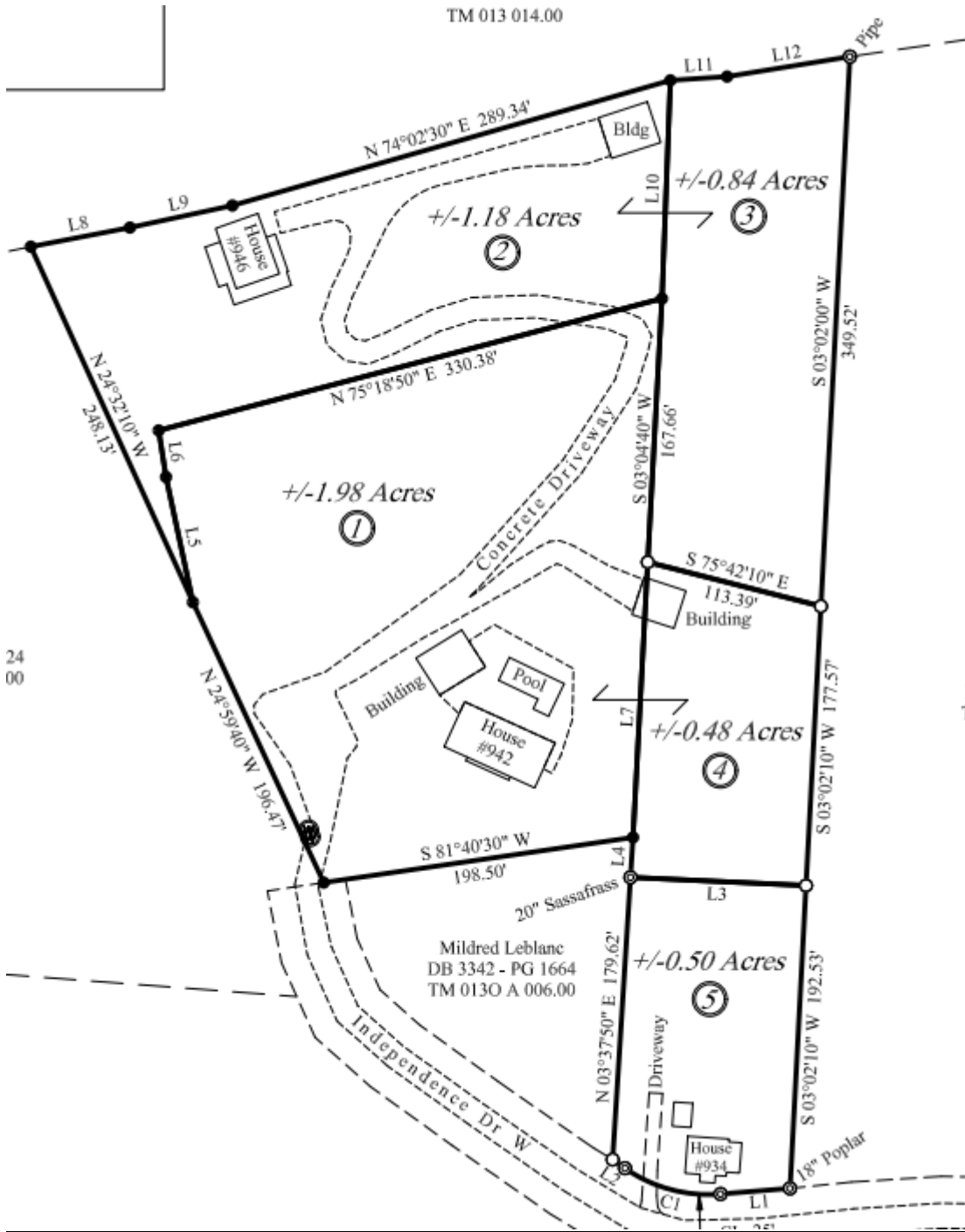


R-1

Plat:

<p>CERTIFICATE OF THE APPROVAL OF WASTEWATER TREATMENT SYSTEM</p> <p>I HEREBY CERTIFY THAT THE WASTEWATER TREATMENT SYSTEM SHOWN ON THIS PLAN IS FULLY DESIGNED TO MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION</p>	<p>CERTIFICATE OF THE APPROVAL OF PUBLIC WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM SHOWN ON THIS PLAN IS FULLY DESIGNED TO MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION</p>	<p>CERTIFICATE OF THE APPROVAL FOR ADDRESSING ASSIGNMENT</p> <p>I HEREBY CERTIFY THAT THE ADDRESSES SHOWN ON THIS PLAN ARE APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>TENNESSEE DEPARTMENT OF REVENUE</p>																								
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I (WE) HEREBY ACCEPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BOUNDARIES, AND DEFINE ALL UTILITIES, ALL EASEMENTS, RIGHTS, AND OTHER INTERESTS TO PUBLIC OR PRIVATE USE AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION</p>	<p>CERTIFICATE OF THE APPROVAL OF SEWERAGE SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWERAGE SYSTEM SHOWN ON THIS PLAN IS FULLY DESIGNED TO MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION</p>	<p>CERTIFICATE OF APPROVAL FOR EASEMENTS</p> <p>I HEREBY CERTIFY THAT THE EASEMENTS SHOWN ON THIS PLAN ARE FULLY DESIGNED TO MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>TENNESSEE DEPARTMENT OF ENVIRONMENT & CONSERVATION</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE KINGSPORT REGIONAL PLANNING COMMISSION AND THE BOUNDARIES HAVE BEEN PLACED AS SHOWN HEREON.</p> <p>DATE: _____</p> <p>BY: _____</p> <p>REGISTERED LAND SURVEYOR</p>																							
 <p>VICINITY MAP N.T.S.</p>	<p>PLANNING CERTIFICATE</p> <p>THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATIVE PLANNING REGULATIONS MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL PLANNED AREA.</p> <p>FORM MAP # 47-000000 KINGDOM COUNTY, TENNESSEE AND INCORPORATED AREAS EFFECTIVE DATE: 08-28-2000</p>	<table border="1"> <thead> <tr> <th>Lot</th> <th>Area</th> <th>Acres</th> <th>Remarks</th> </tr> </thead> <tbody> <tr><td>1</td><td>0.18</td><td>0.18</td><td></td></tr> <tr><td>2</td><td>1.98</td><td>1.98</td><td></td></tr> <tr><td>3</td><td>0.84</td><td>0.84</td><td></td></tr> <tr><td>4</td><td>0.48</td><td>0.48</td><td></td></tr> <tr><td>5</td><td>0.50</td><td>0.50</td><td></td></tr> </tbody> </table>	Lot	Area	Acres	Remarks	1	0.18	0.18		2	1.98	1.98		3	0.84	0.84		4	0.48	0.48		5	0.50	0.50	
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<p>Legend</p> <ul style="list-style-type: none"> ● Assessor Refer Found ○ Assessor Refer Set ● Assessor Calculated Point Utility otherwise None ■ Assessor Midway Marker ▲ Assessor Railroad Spike ● Assessor Water Meter 	<p>Notes</p> <ol style="list-style-type: none"> 1. Deed Rightstown: DB 0198 - PG 512, 287 1776 - PG 588, 287 7916 - PG 44 2. Tax Map: R130-A-001-00, R130-A-007-00, R130-A-007-01 3. GNSS NOTES 4. GNSS Survey: RTK 5. GNSS Base/rover: Carlson JAGV 6. RTK Correction: Esprit, Fugro GNSS 7. Date of Survey: 12-18-2025 8. Datum: NAD83(2011), Epoch 2008, NA11 D 88 9. Geoid Model: Continental US VIGF NAV 10. Flood Control Station: Carlson River F18 11. Contour and Grid Factors: 1:80000 TN State Plane 	<p>BOUNDARY IS BASED ON A CURRENT FIELD SURVEY</p> <p>SURVEY FOR: PASTY PARVIN</p> <table border="1"> <tr> <td>Date: 04-06-2026</td> <td>File: parvin-p.DWG</td> <td>Scale: 1" = 80'</td> </tr> <tr> <td colspan="2">Drawn By: SWS</td> <td></td> </tr> <tr> <td colspan="2">Eleventh (11th) Civil District</td> <td>Sullivan County, TN</td> </tr> <tr> <td colspan="2">Caldwell Surveying P.O. Box 196, Nickelsville VA 24271 (276) 479-1093</td> <td>Drawing Number 9118</td> </tr> </table>	Date: 04-06-2026	File: parvin-p.DWG	Scale: 1" = 80'	Drawn By: SWS			Eleventh (11th) Civil District		Sullivan County, TN	Caldwell Surveying P.O. Box 196, Nickelsville VA 24271 (276) 479-1093		Drawing Number 9118												
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Plat- Expand View of Site



Variance Letter:

Planning Committee

April 23, 2026

Please be advised that this property in question, I have owned for about 40 years or so.

The current property lines are the same as when me and my husband Robert Parwin purchased the property.

This property is located at the end of a County road.

We are at the top of the ridge -

There is no unsafe conditions proposed as it has been the same for last 40 years or so.

There is no plans to make any changes in the property as it is all trees and a big (big) ridge -

Thank you for your attention
on this matter
Athy Parwin

Site Photos: (showing the topography): Rear Yard



Site Photos: (showing the topography): Side Yard



Site Photos: (showing the topography): Front Yard



Site Photos: (house located at the end of a dead end street)



Site Photos: (current driveway)



Conclusion

Staff recommends final plat approval for the resubdivision of Pasty Parvin Property, as well as approval of the requested road frontage variances.