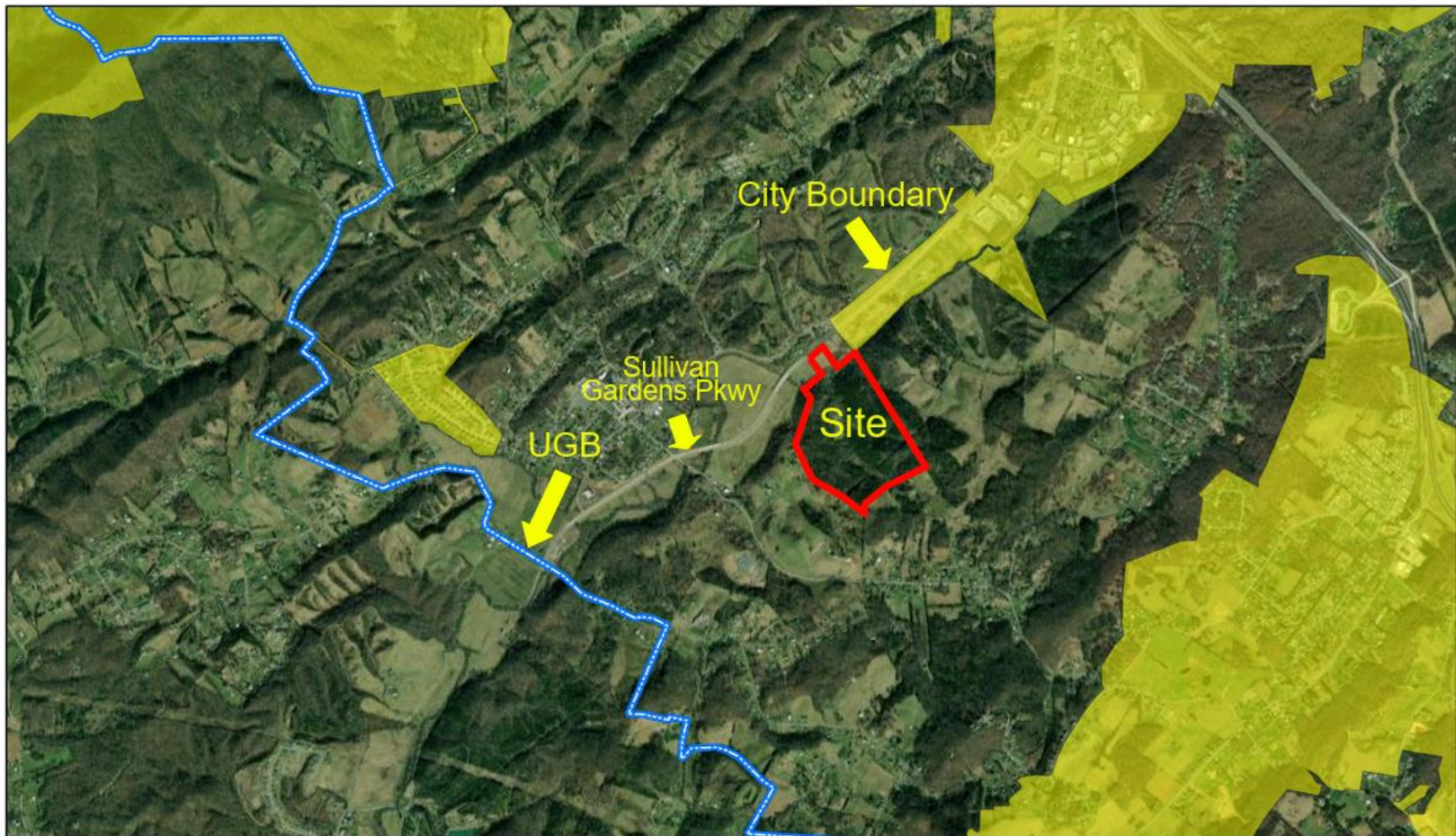


<b>Property Information</b>	<b>Preston Ridge Subdivision</b>		
<b>Address</b>	3725 Sullivan Gardens Pkwy. Kingsport, TN		
<b>Tax Map, Group, Parcel</b>	Tax Map 090, Parcel 059.00		
<b>Civil District</b>	13 <sup>th</sup> Civil District		
<b>Overlay District</b>	Floodplain		
<b>Land Use Designation</b>	Single-family		
<b>Acres</b>	+/- 88.871		
<b>Major or Minor / #lots</b>	Major	<b>Concept Plan</b>	
<b>Two-lot sub</b>		<b>Prelim/Final</b>	Preliminary
<b>Owner/ Applicant Information</b>		<b>Surveyor Information</b>	
<b>Name:</b> T1V Properties Inc.		<b>Name:</b> Alley & Associates	
<b>Address:</b> 1300 Jan Way		<b>Address:</b> 422 E. Market Street	
<b>City:</b> Kingsport		<b>City:</b> Kingsport	
<b>State:</b> TN <b>Zip Code:</b> 37660		<b>State:</b> TN <b>Zip Code:</b> 37660	
<b>Phone:</b> (423)-246-7281		<b>Phone:</b> (423)-392-8896	
<b>Planning Department Recommendation</b>			
<p><b>The Kingsport Planning Division recommends contingent Preliminary Approval for the following reasons:</b></p> <ul style="list-style-type: none"> <li>• <b>Concept Plan approval was given on March 20, 2025 by the Commission.</b></li> <li>• <b>The plat meets the City's minimum regulations for subdivisions.</b></li> <li>• <b>The plat shows the designated open space for the entire property.</b></li> <li>• <b>Construction Plans are still being reviewed and updated.</b></li> </ul>			
<b>Staff Field Notes and General Comments:</b>			
<p>The applicant is requesting preliminary plat approval for the subdivision property located in the 13<sup>th</sup> civil district and more fully described as Tax Map 090 Parcel 059.00.</p> <p>The property is zoned County PMD-1, Planned Light Manufacturing District, and A-1, General Agricultural/Estate Residential District. The property is located within Kingsport's Urban Growth Boundary and thus a Preliminary Plan must be submitted and approved by the Planning Commission as required by the Subdivision Regulations.</p> <p>The development is proposing 43 lots located off of Sullivan Gardens Parkway. The development is proposing a residential street and residential lane cross-section that conforms to the minimum design standards found in the Subdivision Regulations. The maximum distance the subdivision regulations permit a permanent dead end street to be is 1250', Preston Ridge Drive measures 2461'. Therefore, the surveyor has submitted an accompanying variance letter to the Planning Commission seeking approval for an additional 1211' for Preston Ridge Drive. This additional road footage is being requested due to the physical surroundings of the property.</p> <p>Construction plans have been submitted and revisions are currently being reviewed by both City and County officials.</p> <p>Staff recommends granting preliminary plan approval for the Preston Ridge Subdivision and approving the variance for an additional 1211' for Preston Ridge Drive, contingent upon the construction plans being approved.</p>			
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 11/20/25	
<b>Planning Commission Action</b>		<b>Meeting Date</b>	11/20/25
<b>Approval:</b>			
<b>Denial:</b>	<b>Reason for Denial:</b>		

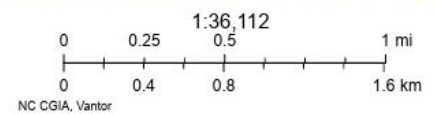
Deferred:		Reason for Deferral:
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Preston Ridge Vicinity Map



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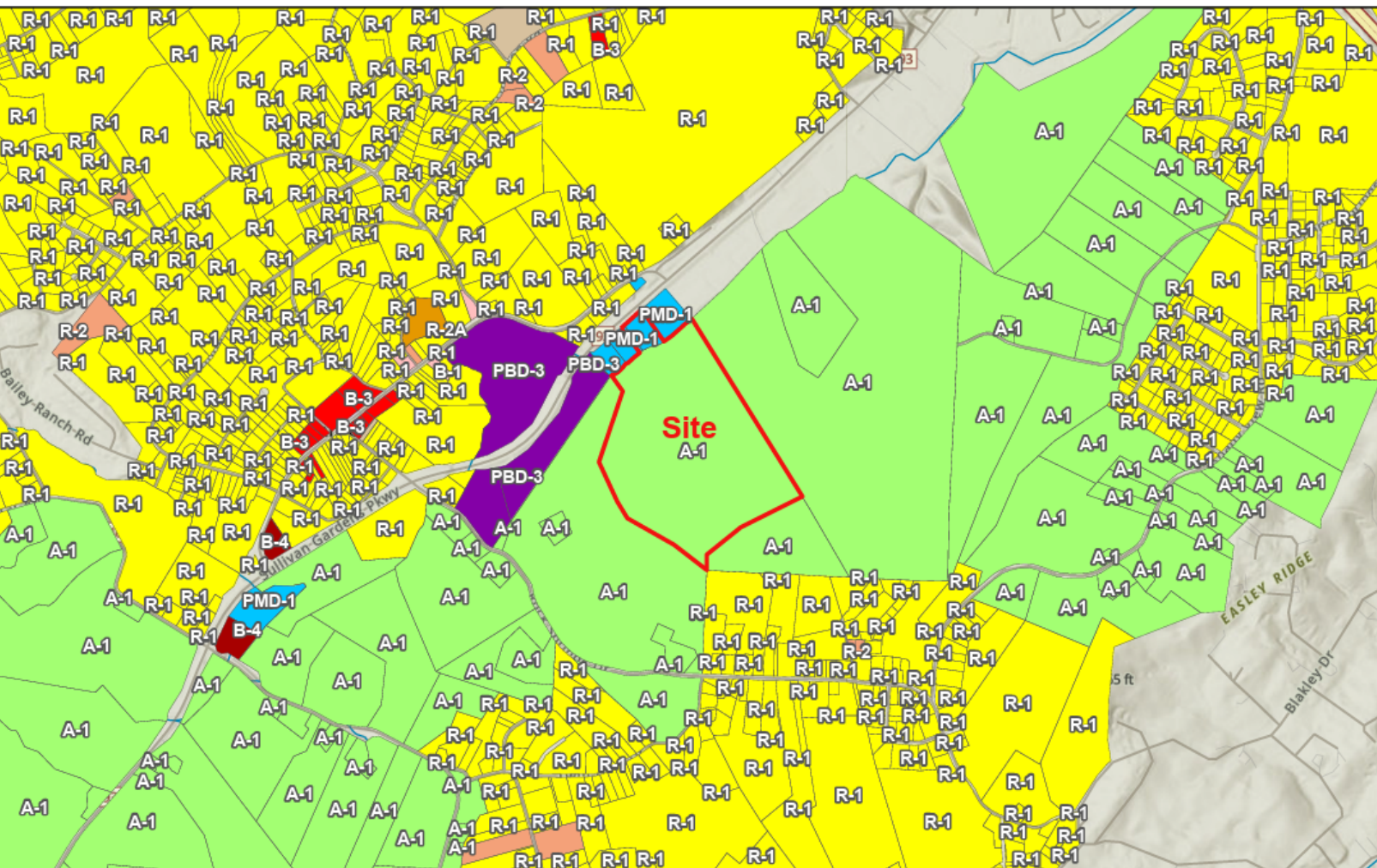
-  Urban Growth Boundary
-  Municipal Boundary
-  KINGSPORT



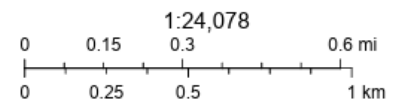
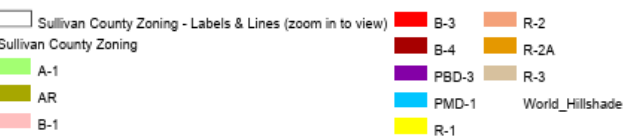
Web AppBuilder for ArcGIS



# Preston Ridge County Zoning Map

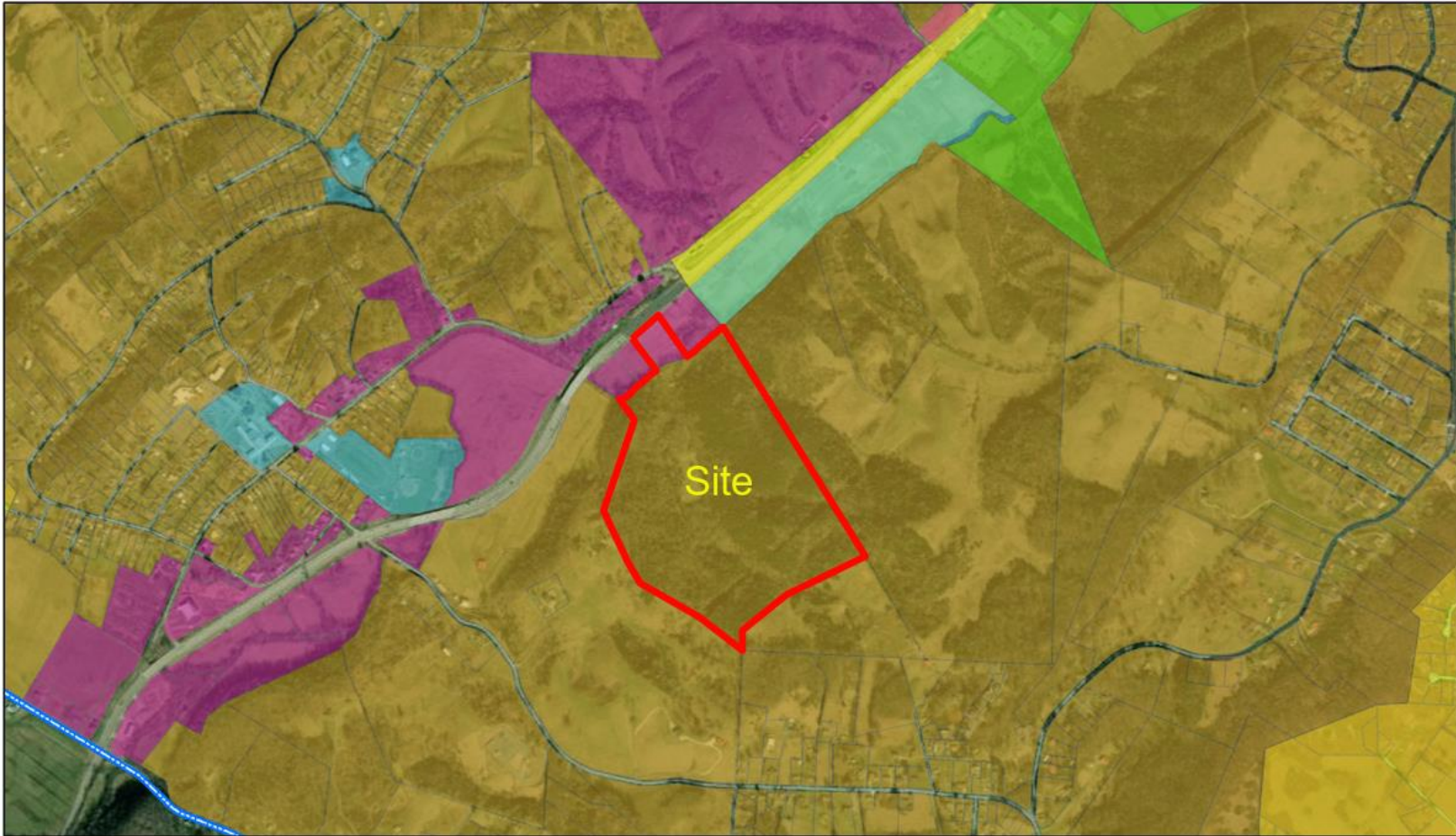


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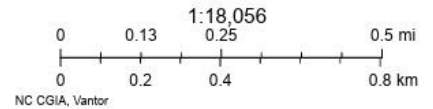


Esri, NASA, NGA, USGS, FEMA, Sources: Esri, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and

Preston Ridge Future Land Use Map



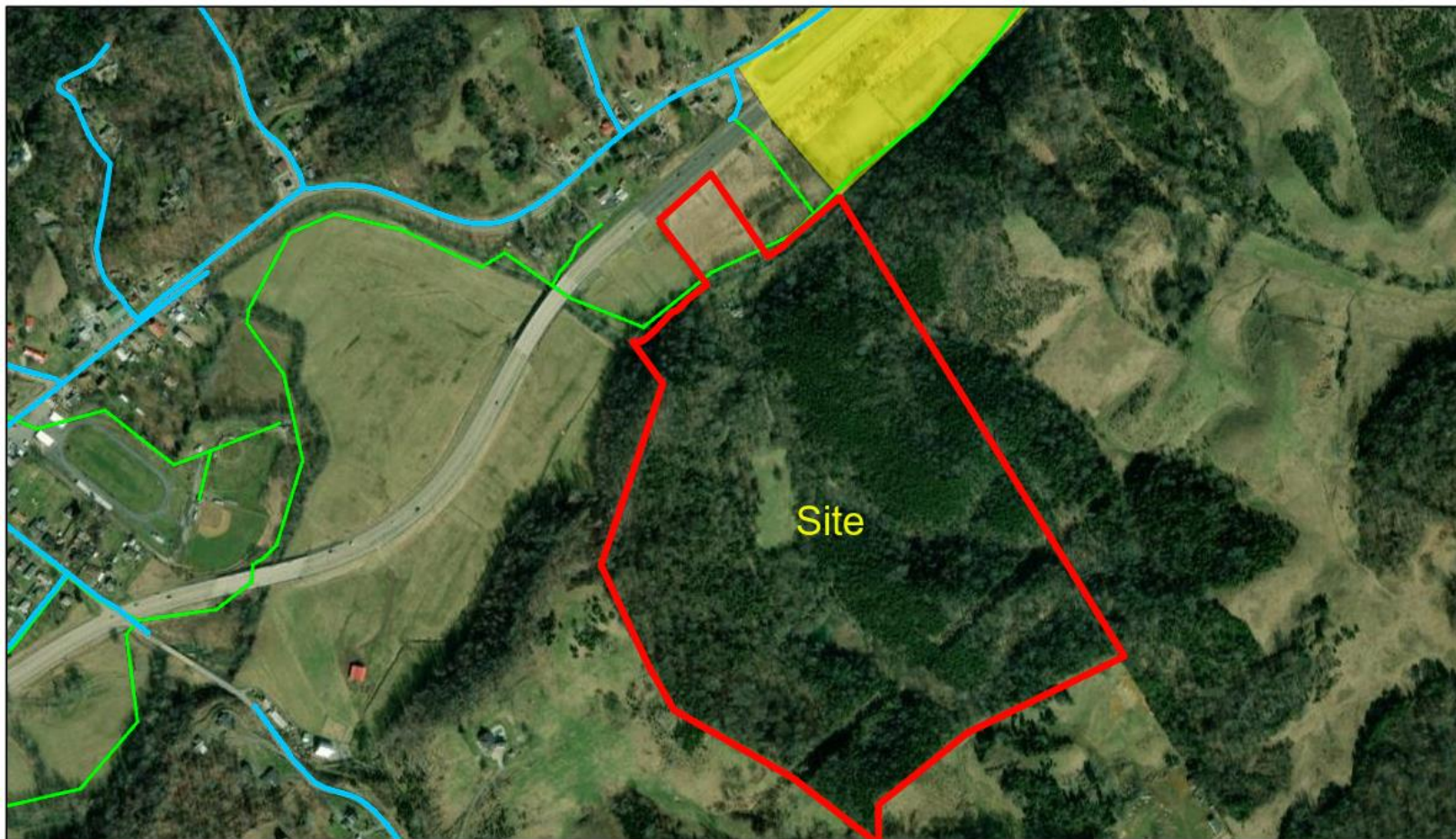
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Preston Ridge Utility Map

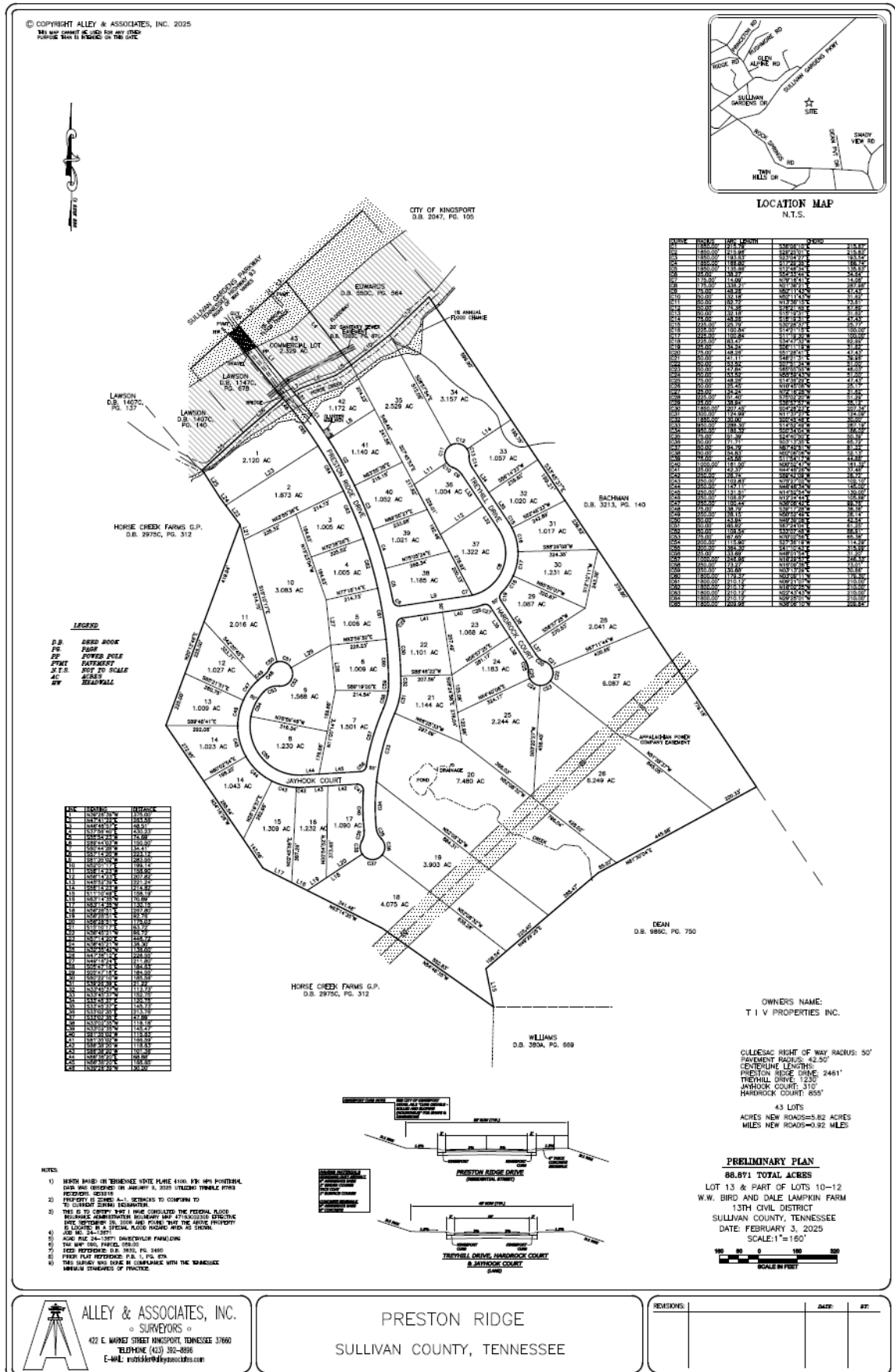


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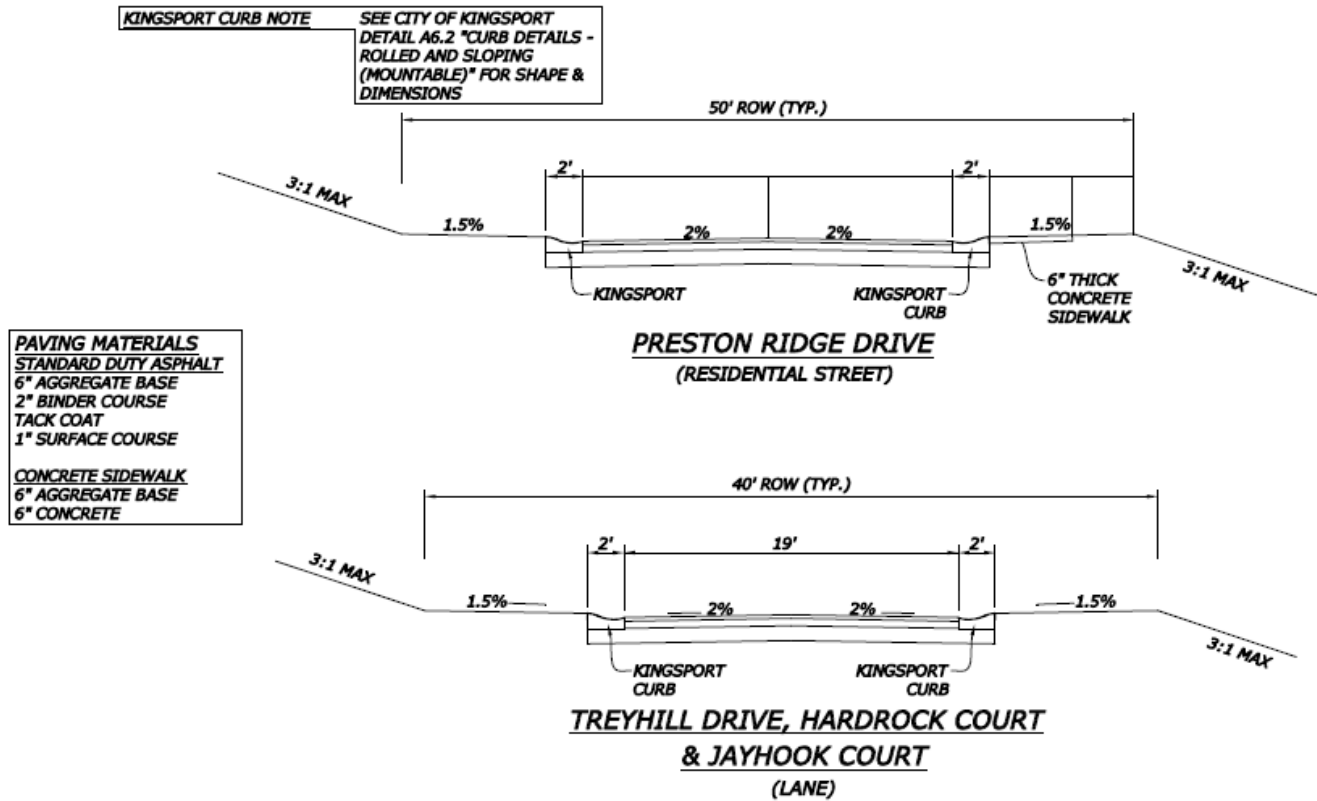
— Sewer Mains — Water Lines — Municipal Boundary  
KINGSPORT

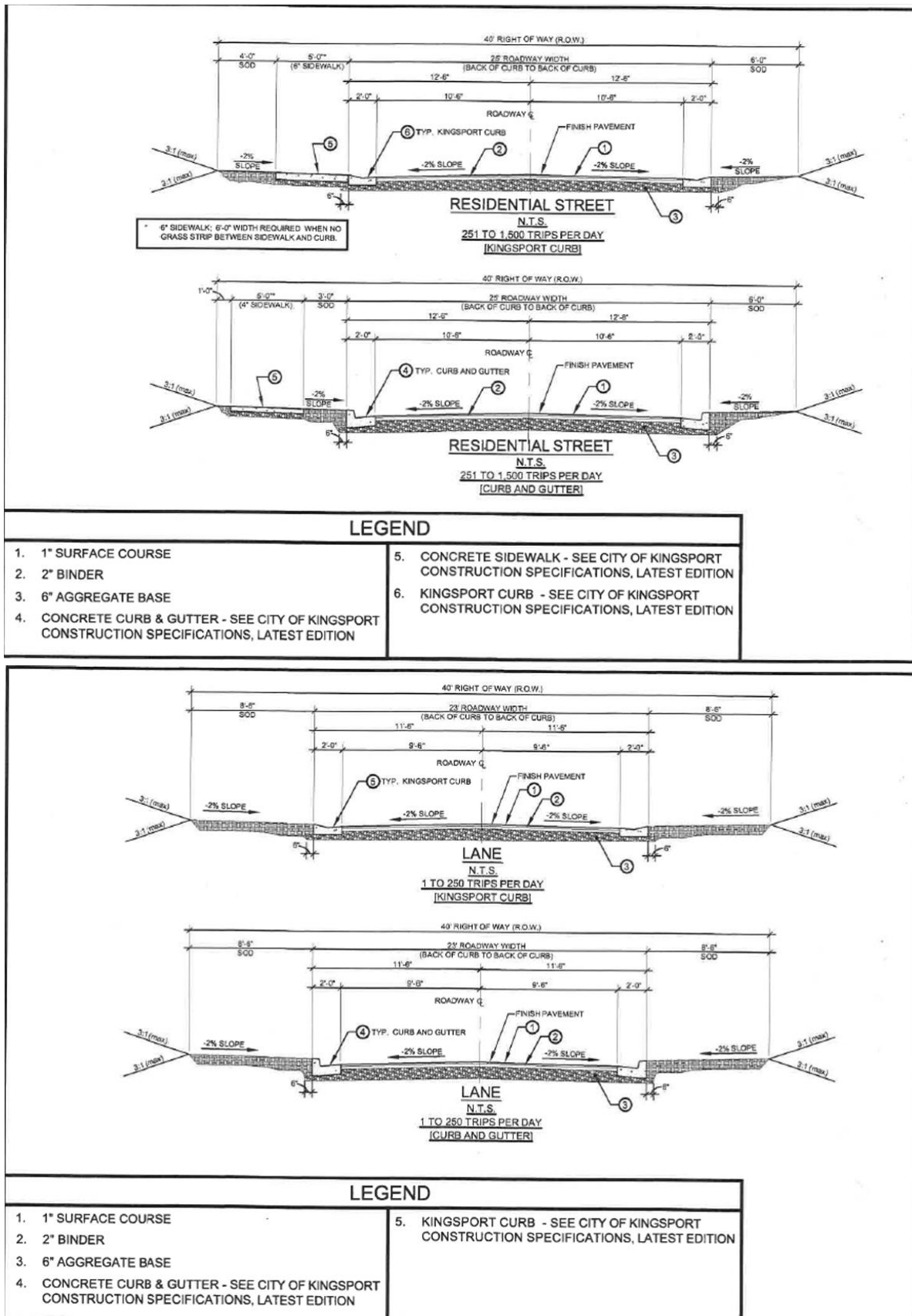
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0 0.05 0.1 0.2 mi  
0 0.1 0.2 0.4 km  
NC CGIA, Vantor

Web AppBuilder for ArcGIS



### Proposed Cross-Sections



Subdivision Regulation Cross-Sections



**View Toward Subdivision Site (From Sullivan Gardens Parkway)**



**View Toward Opposite Side of Sullivan Gardens Parkway**



**View of House with Garage on the Property (Proposed subdivision area in Background)**





**ALLEY & ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • MANAGERS

422 EAST MARKET STREET  
KINGSPORT, TENNESSEE 37660  
TELEPHONE: (423) 392-8896

**October 20, 2025**

**Kingsport Regional Planning Commission  
415 Broad Street  
Kingsport, TN 37660**

**REF: PRESTON RIDGE**

**To Whom it May Concern:**

The developer of Preston Ridge Subdivision respectfully requests a variance to Article VI, paragraph 6 – 3, to allow an additional 1211 feet to Preston Ridge Drive due to physical surroundings and it will not be detrimental to the public safety, health or welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**Thank you,**

A handwritten signature in blue ink, appearing to read 'Tim Lingerfelt', is written over the typed name. The signature is fluid and stylized, with a large loop at the end.

**Tim Lingerfelt, PLS**



**Recommendation**

Staff recommends granting preliminary plan approval for the Preston Ridge Subdivision and approving the variance for an additional 1211' for Preston Ridge Drive, contingent upon the construction plans being approved.