

Property Information	3616 Thornton Drive Minor Subdivision		
Address	3616 Thornton Drive Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 077A Group F Parcel 006.00		
Civil District	11 th Civil District		
Overlay District	N/A		
Land Use Designation	Compact Neighborhood		
Acres	+/- 8.1		
Major or Minor / #lots	8 lots	Concept Plan	
Two-lot sub		Prelim/Final	Final
Owner/ Applicant Information		Surveyor Information	
Name:		Name:	
Address:		Address:	
City:		City:	
State:	Zip Code:	State:	Zip Code:
Phone:		Phone:	
Planning Department Recommendation			
The Kingsport Planning Division recommends Final Subdivision Approval for the following reasons: - The plat conforms to the City's minimum subdivision regulations. - City departments have given a positive recommendation for the proposed subdivision. Staff Field Notes and General Comments: - Pursuant to T.C.A Section 13-3-402, as adopted by Kingsport's minimum subdivision regulations, the planning commission has formally delegated approval authority to planning staff for those plats <u>which entail the subdivision into no more than 25 lots</u> and the development has received preliminary plat approval from the Planning Commission or the subdivision has five (5) lots and the development complies with all provisions of these Minimum Subdivision Regulations. - Due to this proposed subdivision being 8 lots, it must come before the Planning Commission for approval prior to recording in accordance with TCA 13-3-402. Staff recommends approving the minor subdivision plat for 3616 Thornton Drive based upon conformance with Kingsport's Minimum Subdivision Regulations.			
Planner: Samuel Cooper		Date: 8/20/2026	
Planning Commission Action		Meeting Date: 8/20/2026	
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Site Map



7/27/2026, 10:36:48 AM

Sullivan County Parcels Jan 2023 Streets

Parcels

Municipal Boundary

KINGSPORT

Expressway

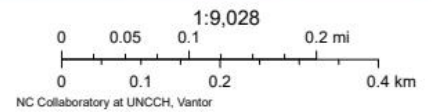
Major Arterial

Collector Street

Local Street

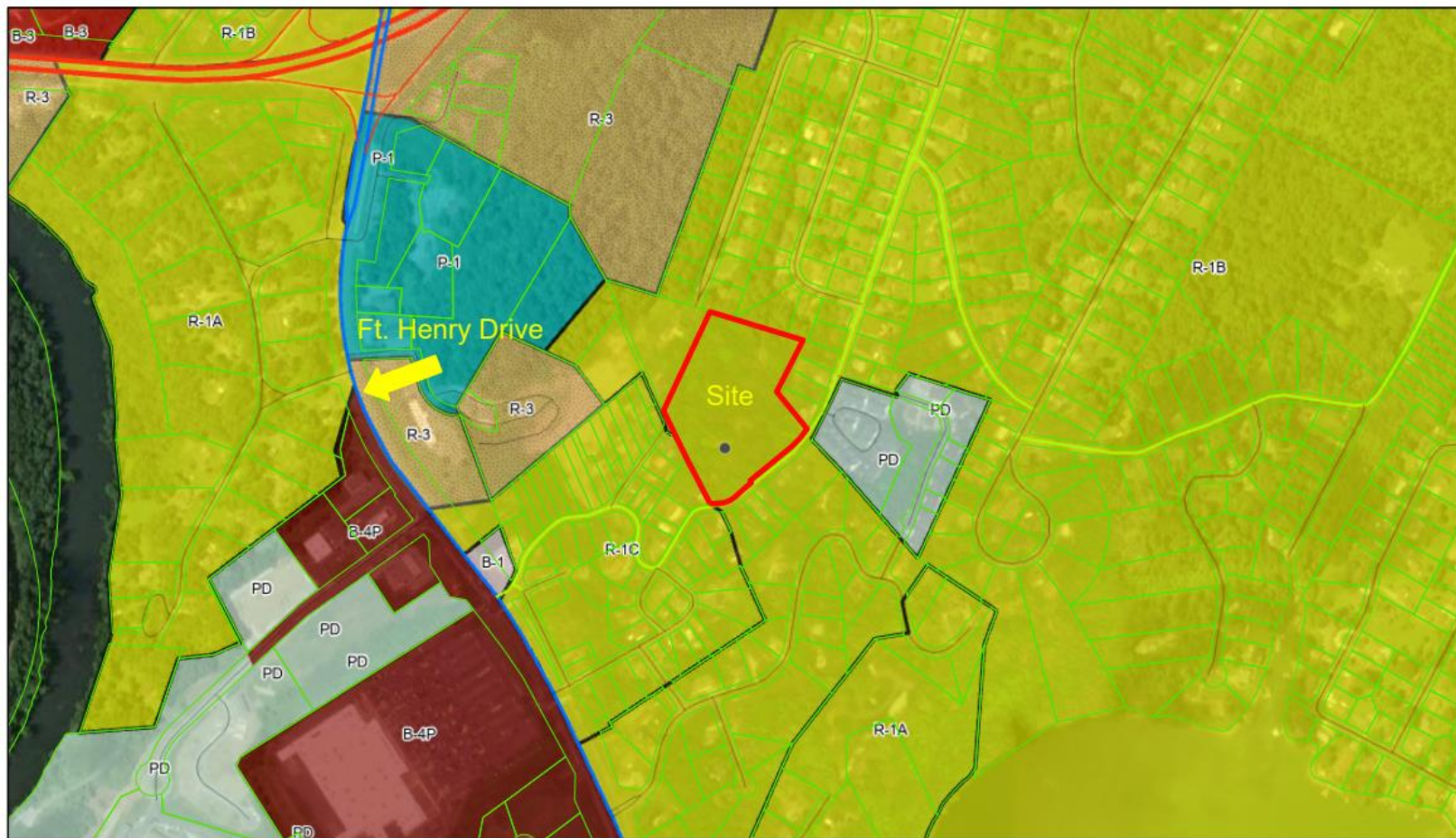
Private Street

Ramp



Web AppBuilder for ArcGIS

Zoning R-1B - Residential District



7/27/2026, 10:39:33 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-1

B-3

B-4P

P-1

PD

R-1A

R-1B

R-1C

R-3

Streets

Expressway

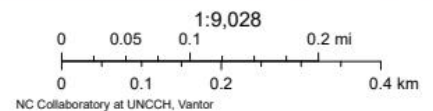
Major Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for ArcGIS

Future Land Use - Compact Neighborhood



7/27/2026, 10:41:05 AM

Sullivan County Parcels Jan 2023

2025 Placetypes

Parcels
Compact Neighborhood

Preservation/Open Space

Professional Services/Light Indus

Rural Living

Suburban Living

Urban Living

Streets

Expressway

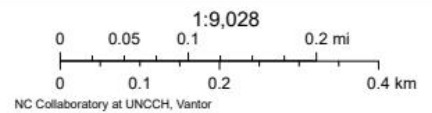
Major Arterial

Collector Street

Local Street

Private Street

Ramp



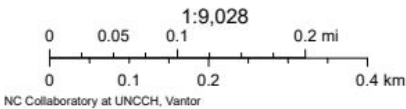
Web AppBuilder for ArcGIS

Existing Utilities Map



7/27/2026, 10:42:34 AM

- Sewer Mains
- Water Lines



Web AppBuilder for ArcGIS

NEEDS

1. **Field Reference:** DB 1547 - PG 2416
2. **TAX MAP:** 0774 P 006.00
3. **Integrity Building Division:** PG 51 - PG 88, cpy 194 Add 3
4. **GNSS NOTE:** PG 46, cpy Add 10c PG 11 - PG 14
5. **GNSS Survey:** 87X
6. **GNSS Receiver:** Carlson BXT
7. **GNSS:**
8. **Date of Survey:** 04-26-2026
9. **Drawn:** NAD83(2011), Epoch 2010, NAD 83
10. **Field Book:** Contained CS NGS 2018 193
11. **Combined Field Project:** 1.000000 TV State Plane

I hereby certify that this is a category 4 survey and the ratio of precision is 1-10,000+ as shown below.

LEGEND

- denotes Below Found
- denotes Below Set
- denotes Calculated Point (Unless otherwise noted)
- ▲ denotes Highway Marker
- ▲ denotes Railroad Spike
- denotes Water Marker

BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

DATE 06-09-2026
Drawn By: SWS

FILE 06-09-2026
Drawn By: SWS

SCALE 1" = 100'

PROJECT Sullivan County, TN

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FILE 06-09-2026
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SCALE 1" = 100'

PROJECT Sullivan County, TN

Southern Property View



Recommendation

Staff recommends approving the minor subdivision plat for 3616 Thornton Drive based upon conformance with Kingsport's Minimum Subdivision Regulations.