

Property Information	1309 E. Stone Drive Minor Subdivision		
Address	1309 East Stone Drive Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 046L Group A Parcel 005.00		
Civil District	11 th Civil District		
Overlay District	Flood Plain		
Land Use Designation	Commercial Corridor		
Acres	+/- 3.88		
Major or Minor / #lots		Concept Plan	
Two-lot sub	1 lot	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. - Water Services is in need of an easement from Stone Drive to the property prior to water services signing the plat. Staff Field Notes and General Comments: - Pursuant to 4-3.3 of the Minimum Subdivision Regulations, All lots shall have a minimum of 50' of frontage, along a public street, road or permanent easement unless one of the following criteria are met..." - Due to the lot not having existing road frontage, the applicant on behalf of the property owner has written to the Planning Commission a variance request from section 4-3.3 of the minimum subdivision regulations. Staff recommends approving the minor subdivision plat and accepting the variance request for 1309 East Stone Drive based upon conformance with Kingsport's Minimum Subdivision Regulations contingent upon a positive recommendation from water services.			
Planner: Samuel Cooper		Date: 8/20/2026	
Planning Commission Action		Meeting Date: 8/20/2026	
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

1309 E. Stone Drive Site Map



8/5/2026, 9:45:18 AM

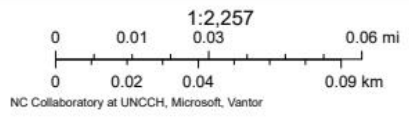
Sullivan County Parcels Jan 2023

Parcels

Streets

- Major Arterial
- Local Street

- Private Street
- Kpt 911 Address



Web AppBuilder for ArcGIS

1309 E. Stone Drive Zoning B-3 - Highway Oriented Business District



8/5/2026, 9:48:08 AM

Sullivan County Parcels Jan 2023

 Parcels

City Zoning

B-3

 R-1A

Streets

Major Arterial

— Local Street

Private Street

Kpt 911 Address

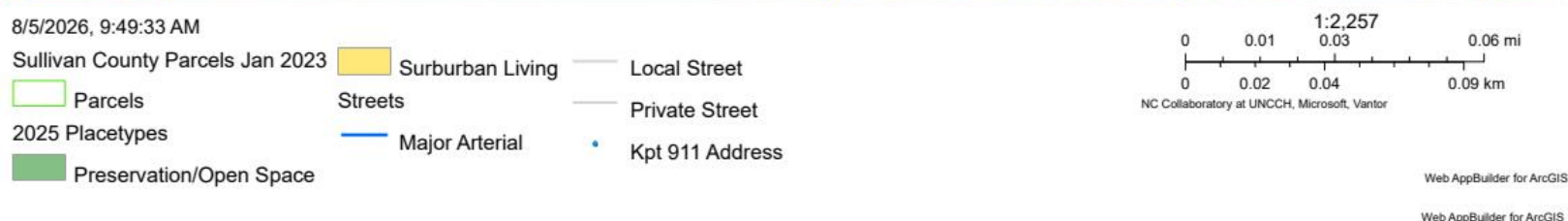
1:2,257

A horizontal scale bar with tick marks at 0, 0.01, 0.03, and 0.06 miles.

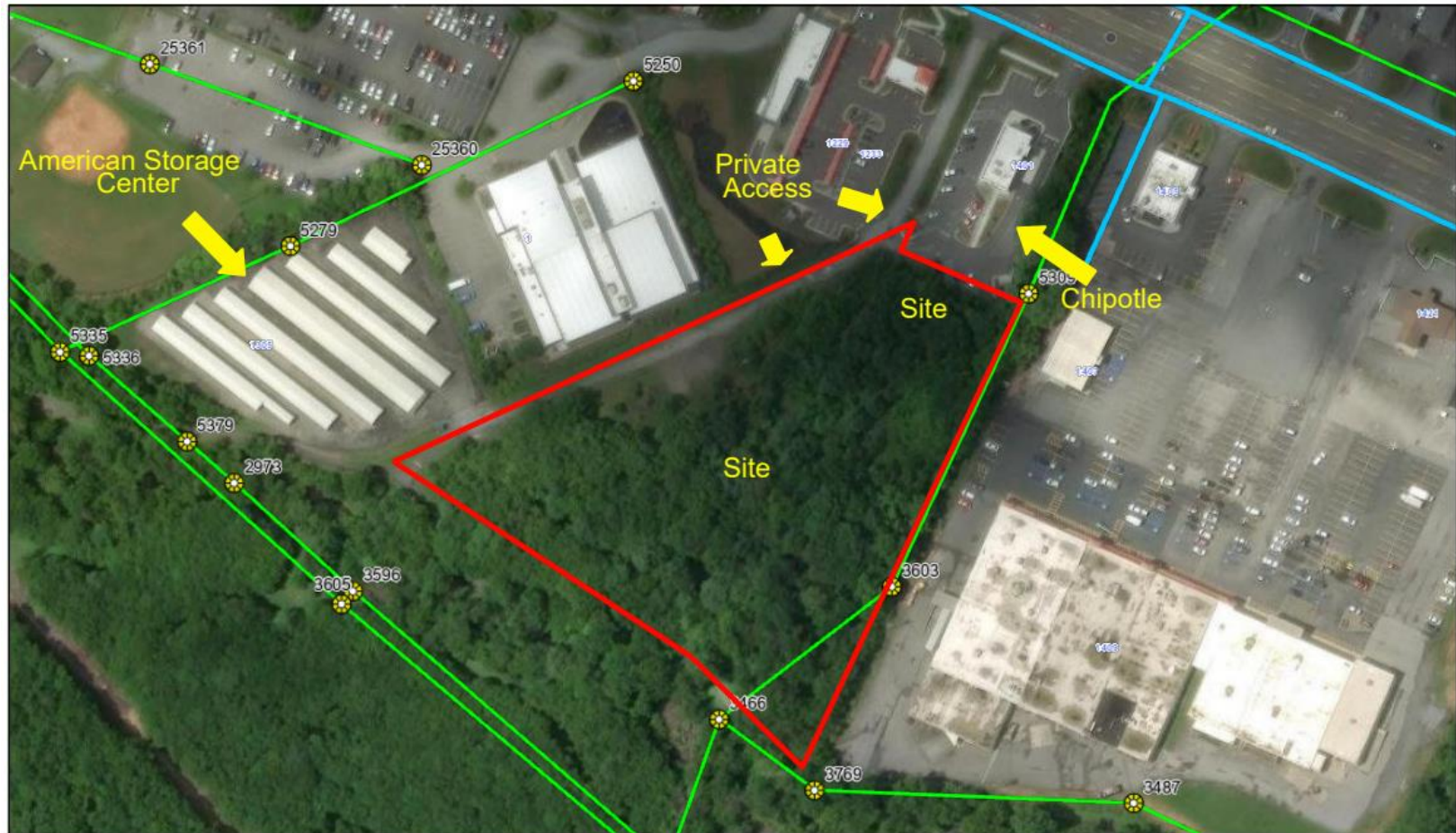
0 0.02 0.04 0.09 km
NC Collaboratory at UNCCH, Microsoft, Vantor

Web AppBuilder for ArcGIS

1309 E. Stone Drive Future Land Use - Commercial Corridor

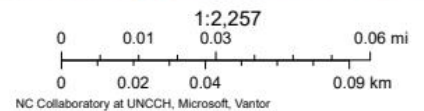


1309 E. Stone Drive Existing Utilities



8/5/2026, 9:52:41 AM

- Sewer Mains
- Water Lines
-  Sewer Manholes
-  Kpt 911 Address



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[illegible]

IRON MOUNTAIN
SURVEY CO. INC.

Northern Property View



Eastern Property View



Western Property View



Southern Property View



Recommendation

Staff recommends approving the minor subdivision plat and accepting the variance request for 1309 East Stone Drive based upon conformance with Kingsport's Minimum Subdivision Regulations contingent upon a positive recommendation from water services.