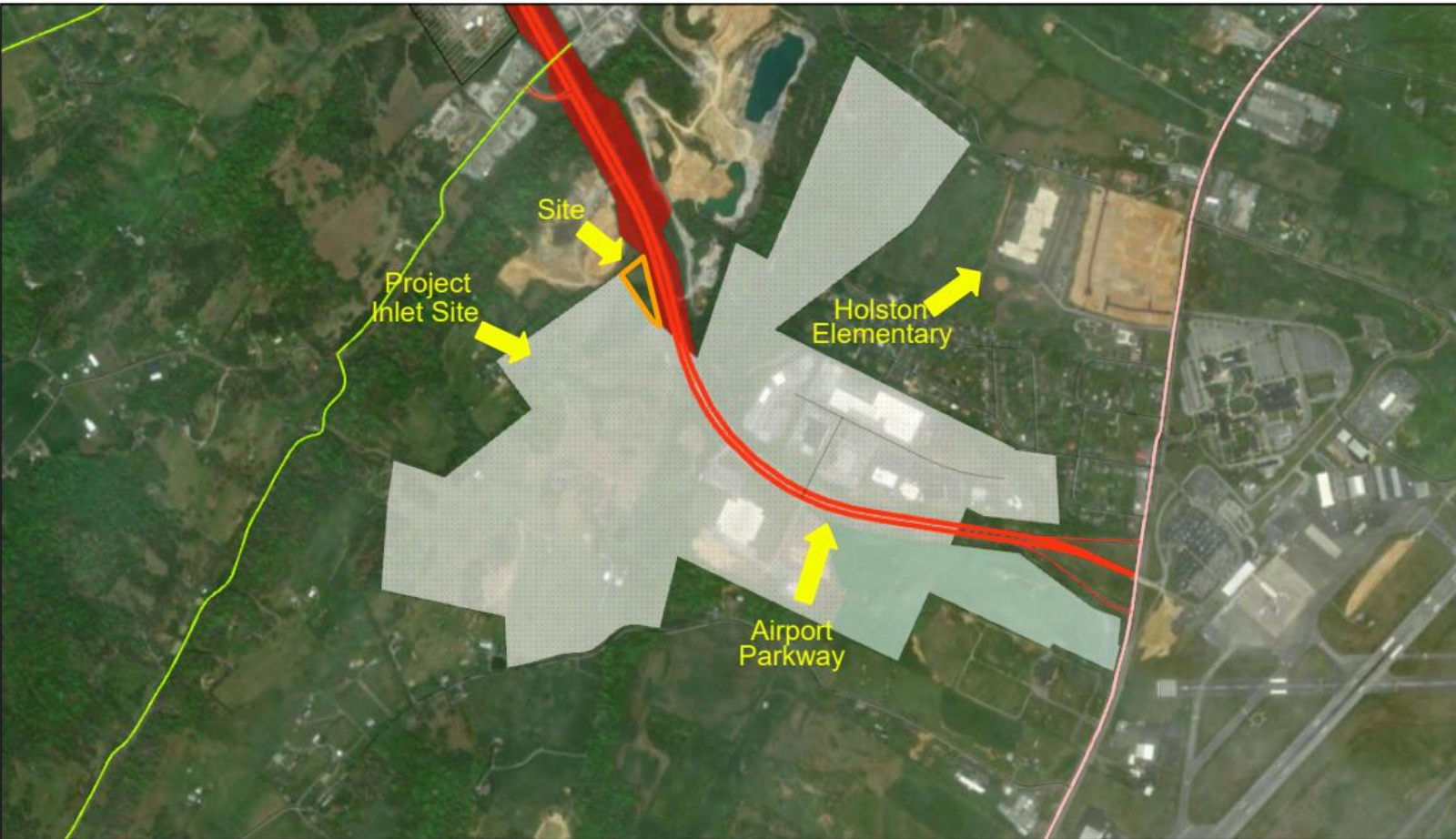


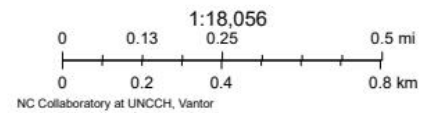
Property Information	Airport Parkway Annexation		
Address	943 Centenary Rd. Kingsport, TN		
Tax Map, Group, Parcel	Tax Map 093 Parcel 084.00		
Civil District	18 th Civil District		
Overlay District	N/A		
Land Use Designation	N/A		
Acres	+/- 1.746		
Existing Use	Vacant	Existing Zoning	County M-1, Light Manufacturing District
Proposed Use	Project Inlet Ingress/Egress	Proposed Zoning	City M-X, Mixed-Use District
Owner/ Applicant Information		Intent	
Name: Address: City: State: Zip Code: Email: Phone Number:		Intent: <i>To annex Tax Map 093 Parcel 084.00 into the City of Kingsport's Municipal Boundary.</i>	
Planning Department Recommendation			
RECOMMENDATION: APPROVAL to recommend the Annexation, Zoning, and Plan of Services to the BMA. The Kingsport Planning Division recommends approval for the following reasons: - The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner. - Annexation of the proposed area will allow Project Inlet to proceed forward with their Master Plan approved at the July 16, 2026 Planning Commission meeting. - The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area. - It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole. Staff Field Notes and General Comments: - This is a property owner requested annexation. - The annexation is being requested to bring approximately 1.7 acres into the city in order to combine it with the abutting +/- 41.41-acre site that will be used for Project Inlet. The proposed zone for the annexation site is M-X, Mixed-Use District. The annexation of this property is proposed in order to move forward with Project Inlet's Master Plan for the site. - Water & Sewer are already served to the existing 41.41-acre site, which the 1.7-acres will be added on to. Sewer will be serviced to the 41.41-acre site by a lift station.			
Planner: Samuel Cooper		Date: 8/20/26	
Planning Commission Action		Meeting Date	8/20/26
Approval:			
Denial:	Reason for Denial:		
Deferred:	Reason for Deferral:		

Annexation Vicinity Map



7/20/2026, 9:57:37 AM

City Zoning	MX	Streets	Collector Street
B-3	PD	Expressway	Local Street
M-1		Minor Arterial	Ramp



Web AppBuilder for ArcGIS

Proposed Zoning M-X - Mixed-Use District



7/20/2026, 10:03:28 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

B-3

M-1

MX

PD

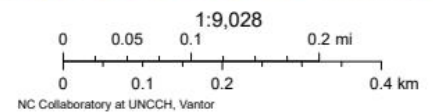
Streets

Expressway

Collector Street

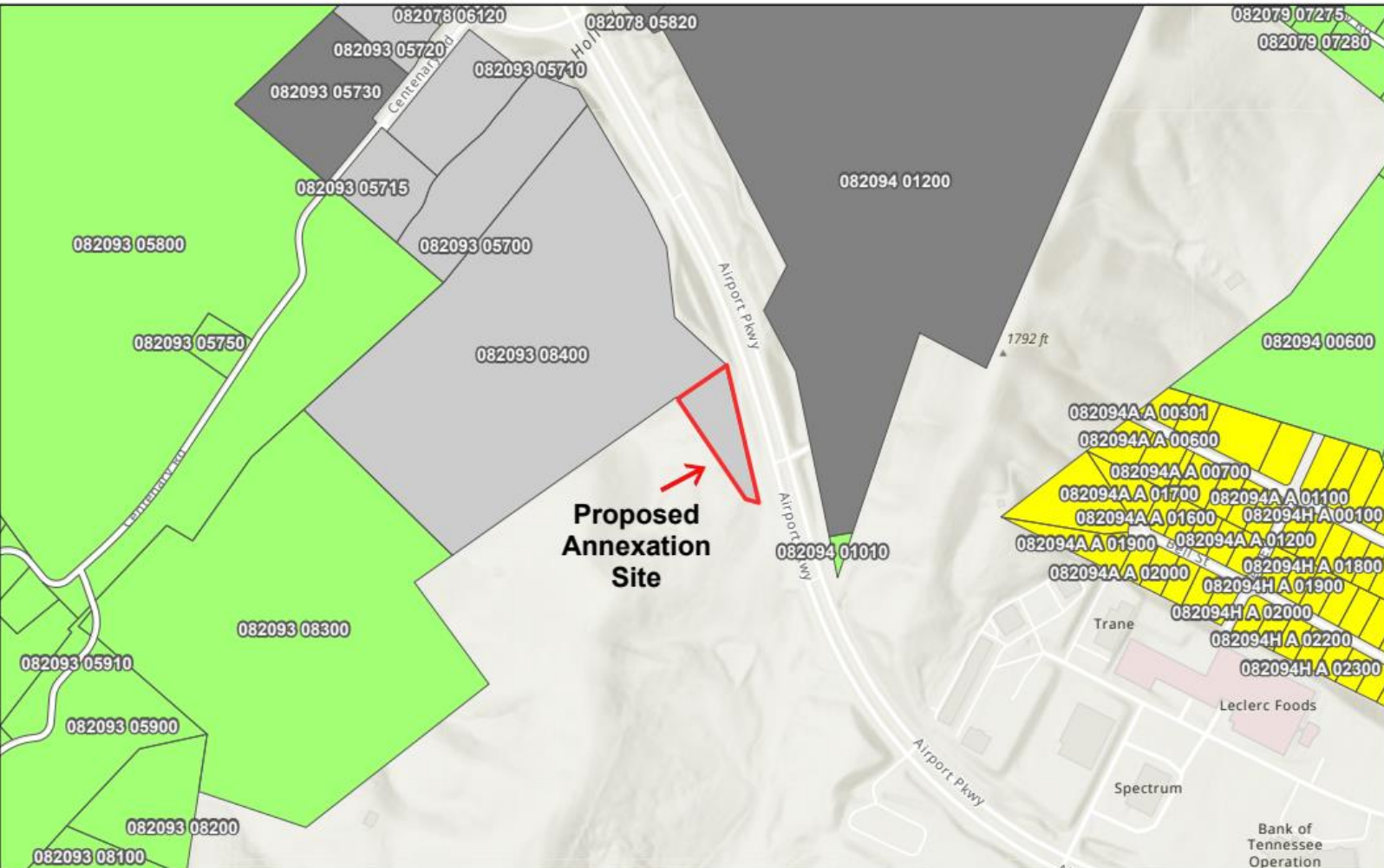
Local Street

Ramp



Web AppBuilder for ArcGIS

Zoning Map for Sullivan County, Tennessee



7/20/2026

Sullivan County Zoning - Labels & Lines (zoom in to view)

Sullivan County Zoning

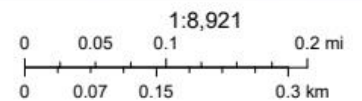
A-1

M-1

M-2

R-1

World_Hillshade



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

[illegible]

Property View



Notice of Annexation



Recommendation

The Kingsport Planning Division recommends sending a favorable recommendation to the Board of Mayor and Alderman for the annexation, zoning, and Plan of Services for the Airport Parkway Annexation for the following reasons:

- The City of Kingsport should utilize annexation as urban development occurs and is necessary for present and future growth in an orderly manner.
- Annexation of the proposed area will allow Project Inlet to proceed forward with their Master Plan approved at the July 16, 2026 Planning Commission meeting.
- The City of Kingsport can provide services through its Plan of Services that the County cannot provide to the area.
- It is reasonably necessary for the welfare of the residents and property owners of the municipality as a whole.

Airport Parkway Annexation

Plan of Services

1. Police Protection

- A. On the date of annexation the Kingsport Police Department will respond to all calls for service for police protection, including criminal calls, traffic accidents and traffic related occurrences, and other prevention and interdiction calls for service.
- B. Effective with annexation, all resources currently available within the Kingsport Police Department will become available to the citizens of the area. The Kingsport Police Department has an authorized accredited force of 126 police officers and approximately 46 civilian personnel to provide services 24-hours per day, 365 days a year.
- C. The Kingsport Police Department is accredited with the Commission on Accreditation for Law Enforcement Agencies and has met 403 mandatory and 60 other-than mandatory standards in order to attain this status. Kingsport Police Department was only the third accredited department in the State of Tennessee and the first in northeast Tennessee.
- D. When needed, the Kingsport Police Department will hire additional police officers to provide more response to annexed areas. The officers will undergo approximately 512 hours of basic recruit training before being certified as a police officer. Upon completion of the classroom training, the officers will undergo approximately 696 hours of field officer training where they will work and be trained by designated training officers.
- E. The Kingsport Police Department will provide upon request crime prevention programs, traffic safety education programs and drug education/awareness programs to the citizens of the area. Additional programs include department personnel to address groups on law enforcement topics or concerns, home and business security checks and establishing and maintaining neighborhood watch programs.
- F. The Kingsport Police Department currently maintains an approximate 2 minute and 24 second average response time to emergency calls and an approximate 4 minute and 59 second average response time to routine calls within the corporate limits.

2. Fire Protection

- A. On the operative date of annexation, the City of Kingsport will answer all calls for service for fire, disaster, hazardous materials, special rescue and medical first responder. The Kingsport Fire Department goes beyond the basic fire services required of a City Government.
- B. Free fire safety inspections will be available upon request on the effective date of annexation. Water lines will be upgraded within five (5) years after the effective date of annexation to provide needed fire flow to protect the properties.
- C. All structures must be brought into compliance with the City-wide smoke detector ordinance within thirty (30) days of the effective date of annexation. This is strictly to provide residents with the best fire protection service available.
- D. The City of Kingsport Fire Department has a Hazardous Materials Response Team, which has state-of-the-art equipment to handle all calls of an emergency nature dealing with incidents relating to hazardous chemicals. The department also has a Technical Rescue Team that has specialized rescue capabilities and equipment for all types of hazards.
- E. The City of Kingsport Fire Department provides First Responder emergency medical services to all life-threatening medical emergencies resulting from serious illness or injury.

3. Water

- A. If City of Kingsport water serves the annexation site water will be billed at in City rates rather than out of City rates, which will result in a reduction in water rates for annexed citizens already receiving City water. In the case that public water is served by some other entity, citizens will continue to receive water from that entity at their current rates.
- B. The City of Kingsport Water Department meets or exceeds water quality standards set forth by the State of Tennessee and the United States Environmental Protection Agency.
- C. The City of Kingsport operates and maintains a 28 MGD water treatment plant, 15 major pump stations, 22 water storage tanks and approximately 850 miles of water distribution lines to provide water service to our customers.

- D. The City of Kingsport Water Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.
- E. The water treatment plant is under the direction of State Certified Operations 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Water Treatment Plant is the recipient of multiple operations excellence awards
- F. The Water Distribution Division is managed with a professional staff who are members of key professional organizations such as: American Water Works Association, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a distribution system in the State of Tennessee.

4. Electricity

Electric service in this area is currently under the jurisdiction of American Electric Power and is currently available.

5. Sanitary Sewer

- A. City of Kingsport sanitary sewer will be extended to the property within five (5) years after the effective date of annexation. Citizens in the annexed territory will be responsible and required to obtain a sewer-tap from the City of Kingsport before connection to the sanitary sewer system.
- B. Sanitary sewer fees are based on usage of water and are direct reflection of the amount of water used by the resident.
- C. The City of Kingsport operates and maintains a 12.4 MGD wastewater treatment plant, 100 sewer lift stations and approximately 550 miles of sanitary sewer collection lines to provide sewer service to our customers.
- D. The City of Kingsport Wastewater Treatment Plant continually invests in improvements to provide a reliable and dependable infrastructure.

- E. The wastewater treatment plant under the direction of State Certified Operators 24 hours a day, 365 days a year. Treatment plant operators exceed State of Tennessee training requirements, and the Wastewater Treatment Plant is the recipient of multiple operations excellence awards.
- F. The Sewer Collection Division is managed with a professional staff who are members of key professional organizations such as: Water Environment Federation, Tennessee Association of Utility Districts, National Society of Professional Engineers, American Society of Civil Engineers. Several key members of the staff also hold certificates and licenses in the operations of a collection system in the State of Tennessee.

6. Solid Waste Disposal

Sanitation garbage (routine household refuse), trash (grass clippings, tree trimmings, bulky items), and access to recycling centers will be provided to the annexed area on the same basis as that received by properties located within the existing City Limits. Collection will begin within thirty (30) days following the effective date of annexation. Members of the collection crews receive ongoing training in their fields. The City of Kingsport also owns and operates a demolition landfill that is available for residents use. The landfill is operated by employees that have TDEC certifications for Landfill Operations.

7. Public Road/Street Construction & Repair

- A. Emergency and routine maintenance of any future streets and street signs, pavement markings and other traffic control devices will begin on the operative date of annexation and once constructed and accepted by the City.
- B. Cleaning of streets of snow and ice clearing on future City streets will begin on the operative date of annexation and once constructed and accepted on the same basis as now provided within the present City limits. This includes major thoroughfares, State highways and emergency route to hospitals as first priority, with secondary/collector streets and finally residential streets in that order as priority II. Snow removal crews receive yearly training to help keep them up to date with changes in procedures and techniques.
- C. Future streets affected by utility construction will be repaired as soon as possible after the utility construction is completed.
- D. Routine Right of Way maintenance on any future city streets will also be provided on the effective date of annexation and once constructed and accepted. Tasks include Mowing, Tree Maintenance

and Weed Control by certified personnel as needed to respond to routine maintenance requests and emergencies.

8. Recreational Facilities

- A. Residents of the annexed area may use existing City recreational facilities, programs, parks, etc. on the effective date of annexation at City rates rather than out of City rates.
- B. Residents of the annexed area may use all existing library facilities and will be exempt from the non-residential fee on the effective date of annexation.
- C. Residents of the annexed area (50 years or older) will be eligible to use the Senior Citizens Center with no non-residential fees and with transportation provided on the effective date of annexation.
- D. The Department of Parks and Recreation has more than 4,800 acres of city-owned land to provide parks and recreation programs to all our citizens. The amenities and programs offered by many of the parks and recreation areas through the Leisure Services Department include playing fields for baseball and softball, basketball courts, play grounds, volley ball, tennis courts, a skate park and concession areas and restrooms to serve these facilities. Other amenities offered include General meeting areas, multi-function areas, Community Centers, senior programs, Theater and Cultural Arts programs. Many of the parks have walking and hiking trails and Bays Mountain, the City's largest park, includes animal habitats, a farm area, camping sites, and a Planetarium.

9. Street Lighting

- A. Within five years of the operative date of annexation the City will take over responsibility (including payment) for dusk-to-dawn lights presently in place that meet City standards. The City will request that the appropriate power provider install additional streetlights on collector-class and lower streets in accordance with the policy on roadway lighting within five (5) years of the effective date of annexation.

10. Zoning Services

- A. The area will be zoned City of Kingsport M-X, Mixed-Use District.
- B. The Kingsport Regional Planning Commission is the comprehensive planning agency and administers zoning and land subdivision regulations for the City of Kingsport as provided in State

law. The Kingsport Regional Planning Commission consists of nine (9) commissioners appointed by the Mayor of the City of Kingsport.

- C. The Kingsport Regional Planning Commission will exercise planning and zoning activities for the area being annexed upon the operative date of annexation.
- D. Appeals to the Zoning regulations are heard by the Board of Zoning Appeals and variances are granted if the request meets the criteria established for granting variances under Tennessee Code Annotated.

11. Schools

- A. Upon annexation, children currently attending County schools will be allowed to attend City of Kingsport schools or remain in County schools per the prevailing County policy at the time.
- B. Tuition paid by non-city residents now attending City schools will cease upon the effective date of annexation and those students may continue to attend City schools without charge until graduation.

The previous sections are titled and listed in the order prescribed by Tennessee Code Annotated 6-51-102(b) (2). The following sections are provided by the City of Kingsport in addition to the minimum requirements.

12. Inspection Services

All inspection services now provided by the City on a fee basis (building, electrical, plumbing, gas, mechanical, housing, sanitation, etc.) will begin in the annexed area on the effective date of annexation. A safety inspection of plumbing vents will be required and performed at the time sewer connections are made as part of the inspection fee to make sure that proper protection is available to prevent sewer gas from entering houses.

13. Animal Control

Animal control service equivalent to that presently provided within the City will be extended to the annexed area on the effective date of annexation.

14. Storm Sewers

Maintenance of existing storm sewer systems within the public ROW is provided on an as needed basis. Response to emergency storm drainage calls is also provided on a 24 hour call in basis.

15. Leaf Removal

The City will collect loose leaves with the vacuum truck between October 15 and January 15, and it will be provided to the annexation area on the same basis as it is currently provided to other City residents beginning on the effective date of annexation. Bagged leaves are collected year round. Leaves are transported to the City's Demolition Landfill where they are composted and used as an amendment to existing dirt stockpiles. This enhanced dirt is then used on City Projects for backfill and topsoil applications.

16. Graffiti Control

The City's graffiti control program, which is aimed at eliminating graffiti on public rights-of-way such as bridge abutments, street signs, railroad underpasses, and the like, will be extended to the area on the effective date of annexation. It is provided on an "as needed/on call" basis. Response time for "offensive" graffiti removal is generally within 48 hours.

17. Flood Plain Management

Special Flood Hazardous Areas annexed will fall under the City Flood Plain Manager and requires FEMA approved submittals.

18. Other Services

All other services not classified under the foregoing headings such as Executive, Judicial, Legal, Personnel, Risk Management, Fleet Maintenance, Finance and Administration and other support services will be available upon the effective date of annexation.