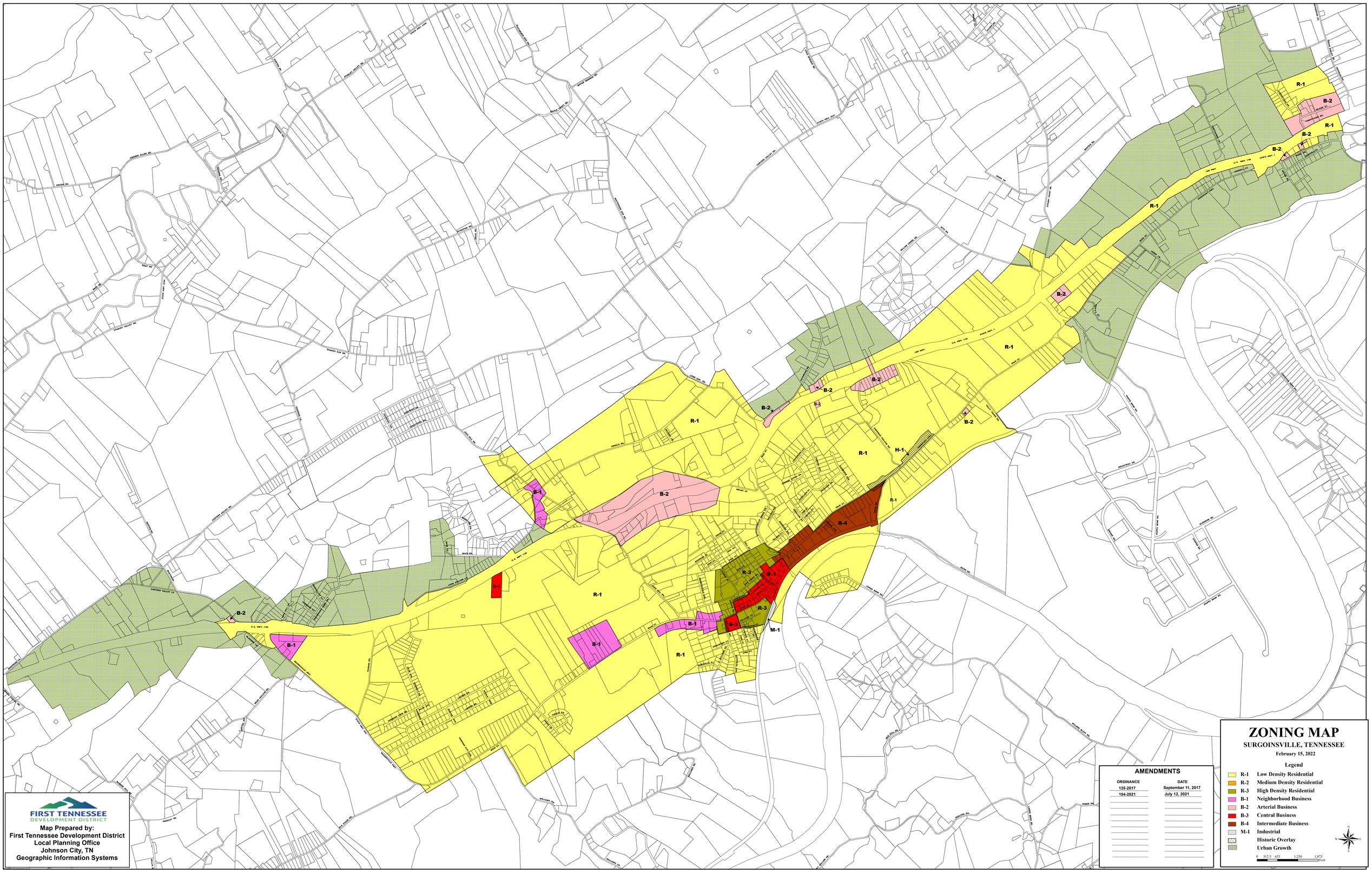

R-1
B-2
R-1
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R-1
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B-2
R-1
B-2
R-1
H-1
R-1
B-1
B-2
B-4
R-3
B-3
B-3
R-3
B-3
B-1
M-1
B-1
B-1
R-1
R-1
B-2
B-1
PRICES RD.
GEORGE ALLEN RD.
BRAY RD.
STATE HWY. 2366
STANLEY VALLEY RD.
HORTON RD.
SHANKS RD.
BREWER RD.
SHANKS GAP RD.
THURMAN LN.
HERITAGE DR.
CHRISTIANA DR.
COLONIAL DR.
ZION HILL RD.
BYINGTON RD.
DAVIS RD.
WATTERSON GAP RD.
WAYNE MONROE RD.
MAPLE CREST RD.
CARTERS VALLEY RD.
COLD SPRINGS RD.
STATE HWY. 2527
WILLOW CREEK DR.
KITE RD.
LONE OAK RD.
GATEWOOD RD.
LEE HWY.
ARNOLD RD.
HICKORY LN.
NELMS ST.
NOE ST.
LYNCHBURG LN.
FAIRFAX AVE.
CONNER LYONS DR.
RICHMOND AVE.
ROANOKE DR.
SANDIDGE HOLLOW RD.
KINGSPORT HWY.
MAIN ST.
RIVER RD.
SCHOOL AVE.
HIGHLAND ST.
OAK ST.
FORGEY ST.
DOGWOOD DR.
PALMER CT.
HOLSTON DR.
SURGOINSVILLE CREEK RD.
HILL ST.
RIDGE ST.
GOODSON ST.
PINE ST.
ELM ST.
CHURCH ST.
OLD STAGE RD.
HENDRICKS ST.
E. MAIN ST.
HOLSTON ST.
ANDERSON ST.
HENDERSON ST.
VINE ST.
KENSINGER ST.
MAGNOLIA ST.
E. WILLIAMS RD.
REYNOLDS AVE.
HONEYSUCKLE AVE.
ZION HILL RD.
LONGS BEND RD.
U. S. HWY. 11W
STATE HWY. 1
HOFFMAN RD.
DICKERSON LN.
CROSS VALLEY RD.
FORESTVIEW RD.
ISLAND ST.
HUBB DR.
CHAPPELL ST.
SMITHS RD.
HARRELL CT.
HAWTHORNE LN.
DENNIS LN.
HYDER RD.
MARK LN.
BARTON RD.
STONEY POINT RD.
FERRY LN.
PHIPPS ST.
SALLY YOUNG RD.
PHIPPS BEND RD.
INDUSTRIAL DR.
GEIGER RD.
SCHMIEDE RD.
COOPER DR.
MILLERS BLUFF RD.
SKELTON RD.
RIMER RD.
RED HILL RD.
WILLIAMS RD.
WILLIAMS LN.
CIRCLE DR.
WOOD LN.
LAUREN DR.
NICOLE AVE.
SHAYNE AVE.
HAWKINS CITY AVE.
HAWKINS VIEW RD.
PILOT CIR.
REGENCY DR.
THUMAN RD.
ROGERSVILLE HWY.
STATE HWY. 346
OLD STAGE RD.
PRESLEY RD.
BUNKER HILL RD.
BEAR HOLLOW RD.
REEVES RD.
WILLIS RD.
BLOOMER LN.
TOPS HILL LN.
HARMONY CT.
CARTERS VALLEY LP.
SIZEMORE LN.
HOWES CHAPEL RD.
LONG HOLLOW LN.
BASS RD.
BASS LN.
MADELINE LN.
N
S
E
W

ZONING MAP

SURGOINSVILLE, TENNESSEE

February 15, 2022

Legend

🟨	R-1	Low Density Residential
🟧	R-2	Medium Density Residential
🟩	R-3	High Density Residential
🟪	B-1	Neighborhood Business
🟥	B-2	Arterial Business
🟥	B-3	Central Business
🟫	B-4	Intermediate Business
⬜	M-1	Industrial
▨		Historic Overlay
🟩		Urban Growth

0 312.5 625 1,250 1,875 Feet

AMENDMENTS

ORDINANCE	DATE
135-2017	September 11, 2017
154-2021	July 12, 2021

FIRST TENNESSEE
DEVELOPMENT DISTRICT

Map Prepared by:
First Tennessee Development District
Local Planning Office
Johnson City, TN
Geographic Information Systems