

PROPERTY INFORMATION: The Arbor Phase 2 Final

ADDRESS: 1119 & 1120 Riverbend Drive

DISTRICT, LAND LOT: 11th Civil District; Control Map 077H, Group C, Parcel 001.00 & 002.00

OVERLAY DISTRICT: N/A

EXISTING ZONING: PD – Planned Development

PROPOSED ZONING: PD – Planned Development

ACRES: +/- 9.248

EXISTING USE: Vacant

PROPOSED USE: Residential

INTENT

The applicant is seeking to amend the final plat for The Arbor Phase 2 by updating the Residential Lane cross section. The Residential Lane cross section previously included 6' of sidewalk on one side of the road, which was not required by the developer to do.

The amendment to the residential cross section will still be in line with the minimum subdivision regulations and sidewalk will still be located upon Riverbend Drive.

Therefore, staff recommends approving the amendment to The Arbor Phase 2 Final Planned Development subdivision plat.

The Arbor Ph. 2 Site Map

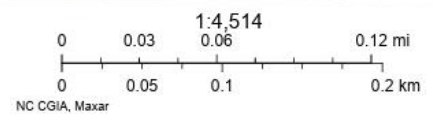


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Sullivan County Parcels Jan 2023

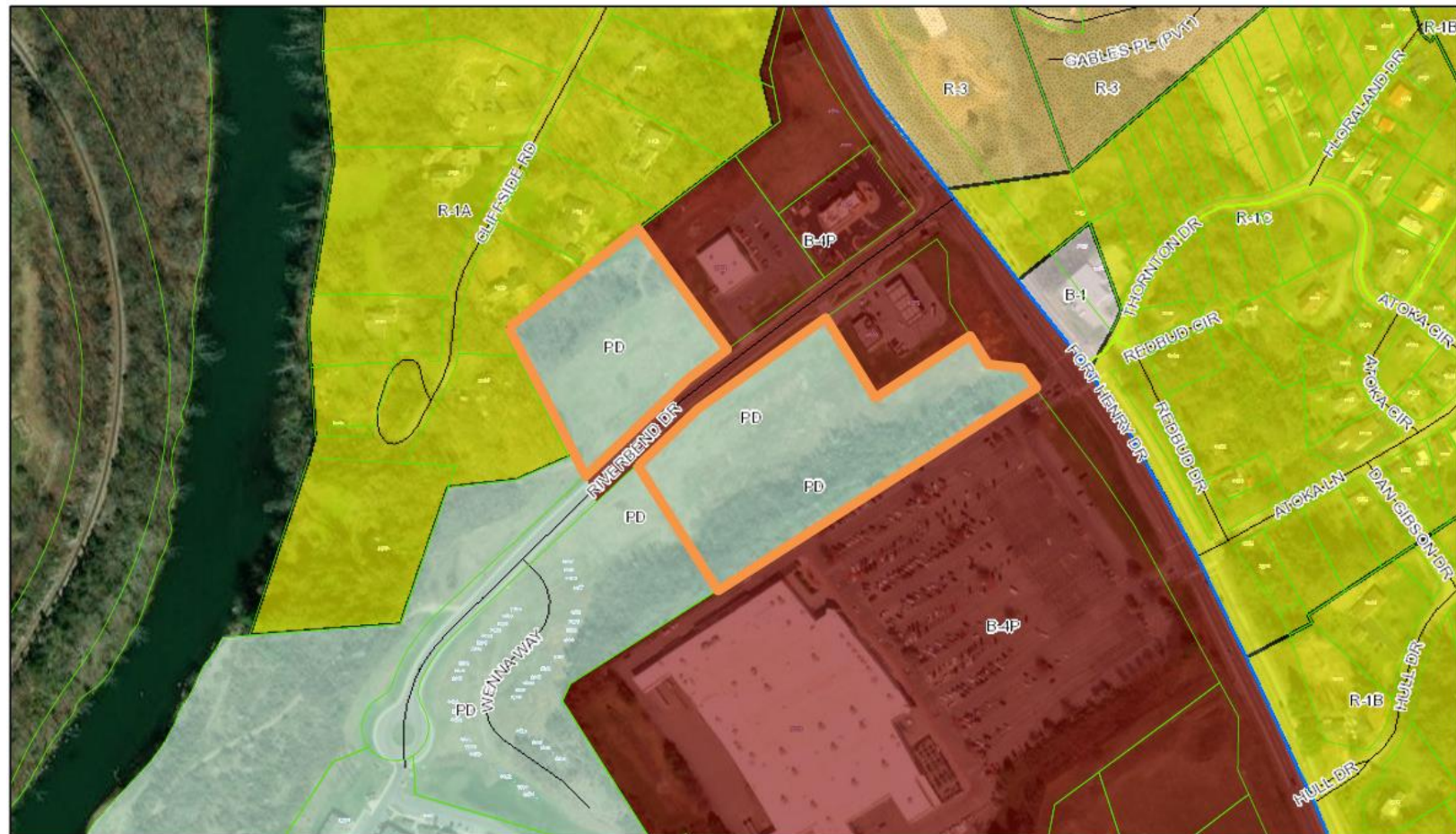
Parcels
Streets
Interstate

Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp
Kpt 911 Address

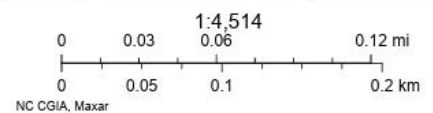
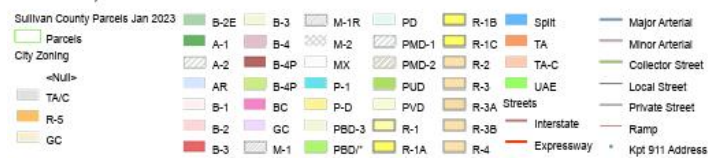


Web AppBuilder for ArcGIS

The Arbor Ph. 2 Zoning



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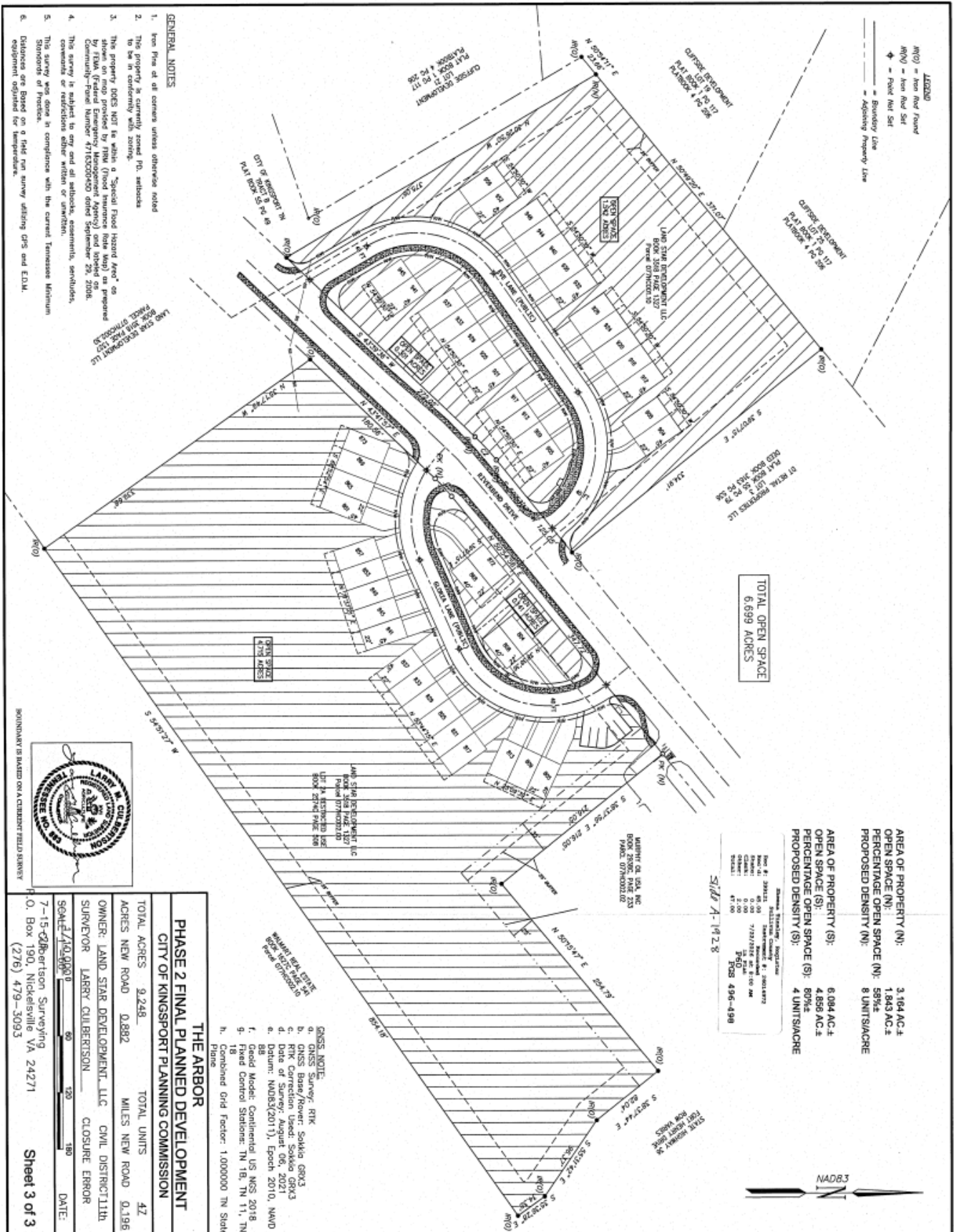


Web AppBuilder for ArcGIS

THE ARBOR - PHASE 2

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The Arbor Phase 2 Final Amendment

REPLAT OF THE ARBOR - PHASE 2

RIVERBEND ROAD

KINGSPORT, TENNESSEE

LOCATION MAP

TOWN HOME DIMENSIONS NTS

TOWN HOME DIMENSIONS NTS

RESIDENTIAL LANE SECTION

SCALE: NTS

PHASE 2 FINAL PLANNED DEVELOPMENT

CITY OF KINGSPORT PLANNING COMMISSION

REPLAT OF THE ARBOR

OWNER: LAND STAR DEVELOPMENT, LLC

SURVEYOR: LARRY CLIBERTSON

CIVIL DISTRICT 11th

DATE: 9-09-26

Sheet 1 of 3

OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC

1427 HOSKINS ROAD

JOHNSON CITY, TENNESSEE 37615

SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE

PRESENT ZONING: PROPERTY CURRENTLY ZONED PD

(CITY OF KINGSPORT)

PROPOSED ZONING: PD (CITY OF KINGSPORT)

A. SETBACKS:

PERMETER: 25' BUFFER

FRONT YARD: N/A

REAR YARD: N/A

SIDE YARD: N/A

TAX PARCELS:

SULLIVAN COUNTY - 2 PARCELS:

NORTH (N) - 062077H C00110

SOUTH (S) - 062077H C00200

PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)

PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE)

+ 5 COMMON PARKING SPACES = 98 PARKING SPACES PROVIDED

ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.

ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.

REPLAT OF THE ARBOR

PHASE 2 FINAL PLANNED DEVELOPMENT

CITY OF KINGSPORT PLANNING COMMISSION

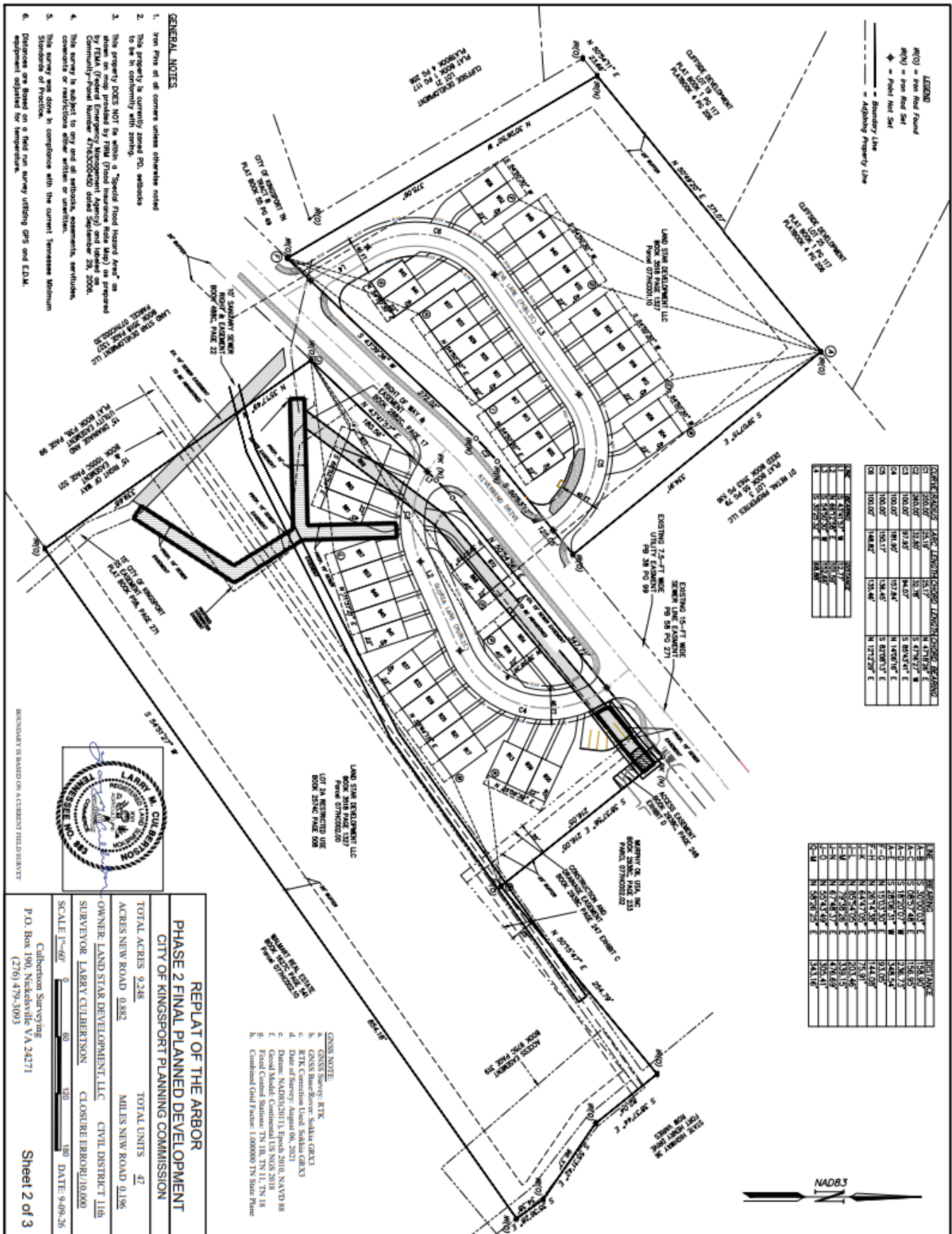
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CIVIL DISTRICT 11th

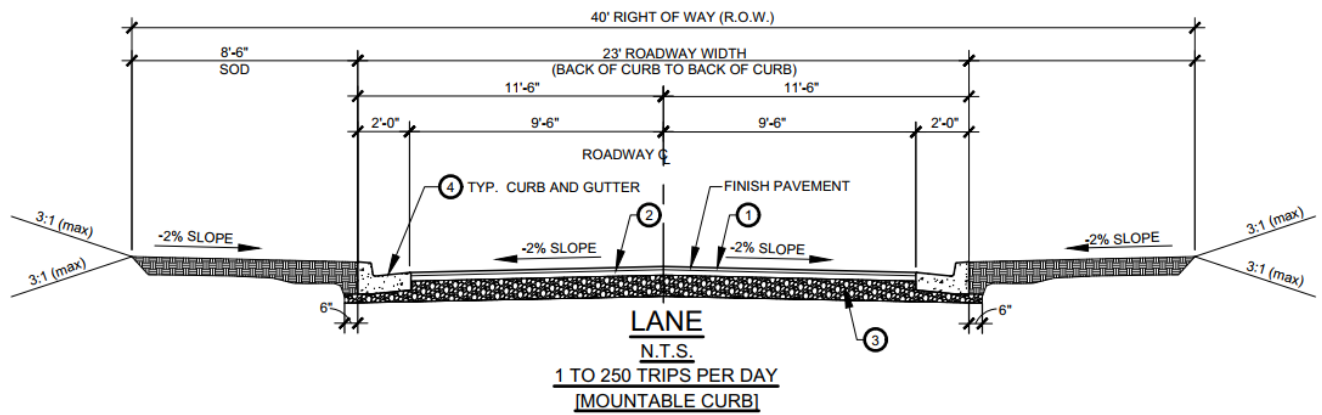
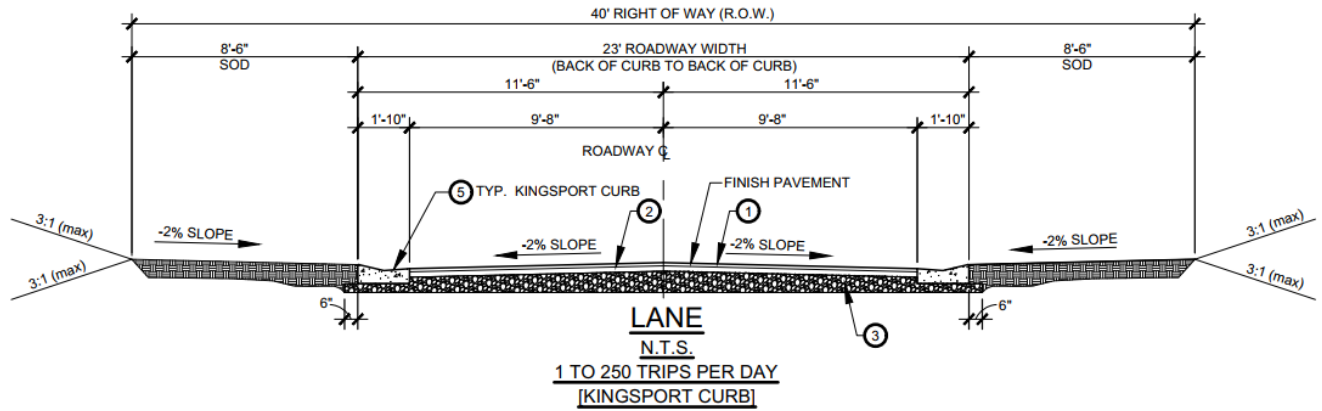
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Sheet 1 of 3





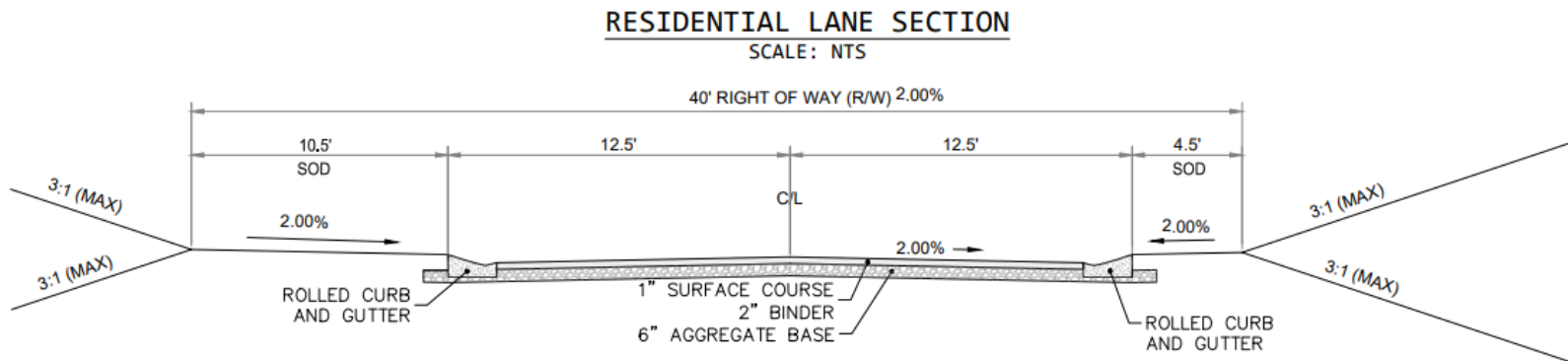
Minimum Subdivision Regulation's Residential Lane Cross-Section



LEGEND

1. 1" SURFACE COURSE	5. KINGSPORT CURB - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. 2" BINDER	
3. 6" AGGREGATE BASE	
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.	

Amended Residential Lane Cross-Section



Recommendation:

Staff recommends approving the amendment to The Arbor Phase 2 Final Planned Development subdivision plat.