

PROPERTY INFORMATION:	The Arbor Ph. 2 Surety Report
ADDRESS:	1119 & 1120 Riverbend Drive
DISTRICT, LAND LOT:	11 th Civil District; Control Map 077H Group C Parcel 001.00 & 002.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD – Planned Development
PROPOSED ZONING:	PD – Planned Development
ACRES:	+/- 9.248
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT:

ADDRESS:

REPRESENTATIVE:

INTENT

Land Star Development, LLC has requested that the Planning Commission accept a surety instrument in the amount of \$320,809.88 for the remaining on-site improvements as listed in their bond estimate.

The surety instrument will have a performance date of March 18, 2027 and an expiration date of June 18, 2027.

Staff recommends accepting Land Star Development, LLC’s surety instrument for The Arbor Phase 2, totaling \$320,809.88, contingent upon the surety instrument being submitted and approved in a form acceptable to the City Attorney.

Planner:	Samuel Cooper	Meeting Date:	6/18/2026
Approved:		Date:	6/18/2026
Denied:		Reason for Denial:	
Deferred:		Reason for Deferral:	

The Arbor Ph. 2 Site Map



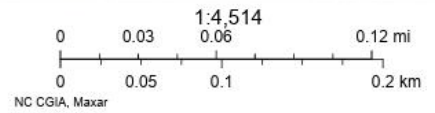
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Sullivan County Parcels Jan 2023

Parcels
Streets

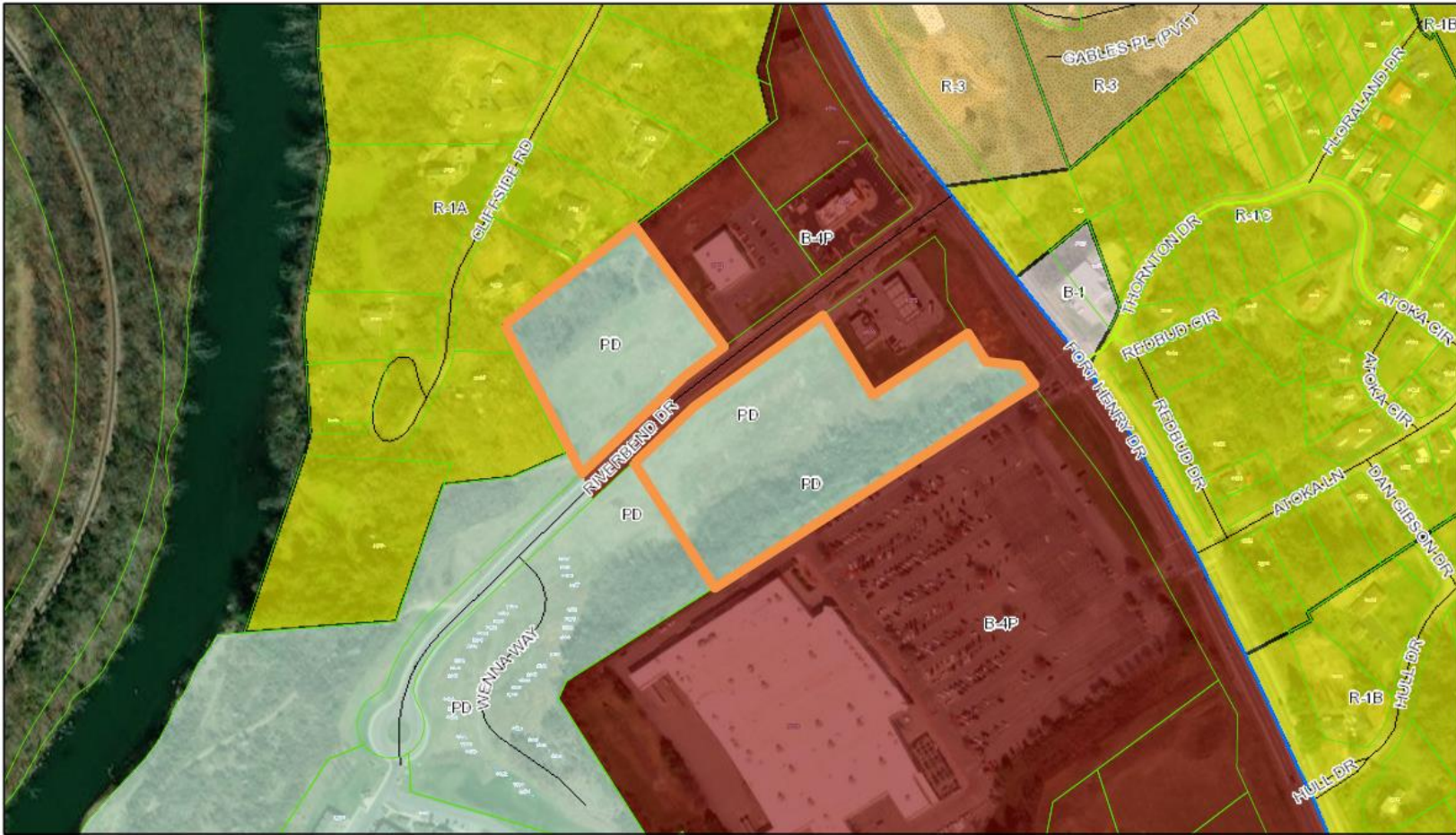
Interstate

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



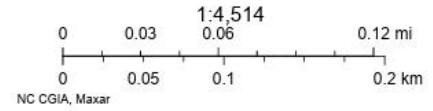
Web AppBuilder for ArcGIS

The Arbor Ph. 2 Zoning



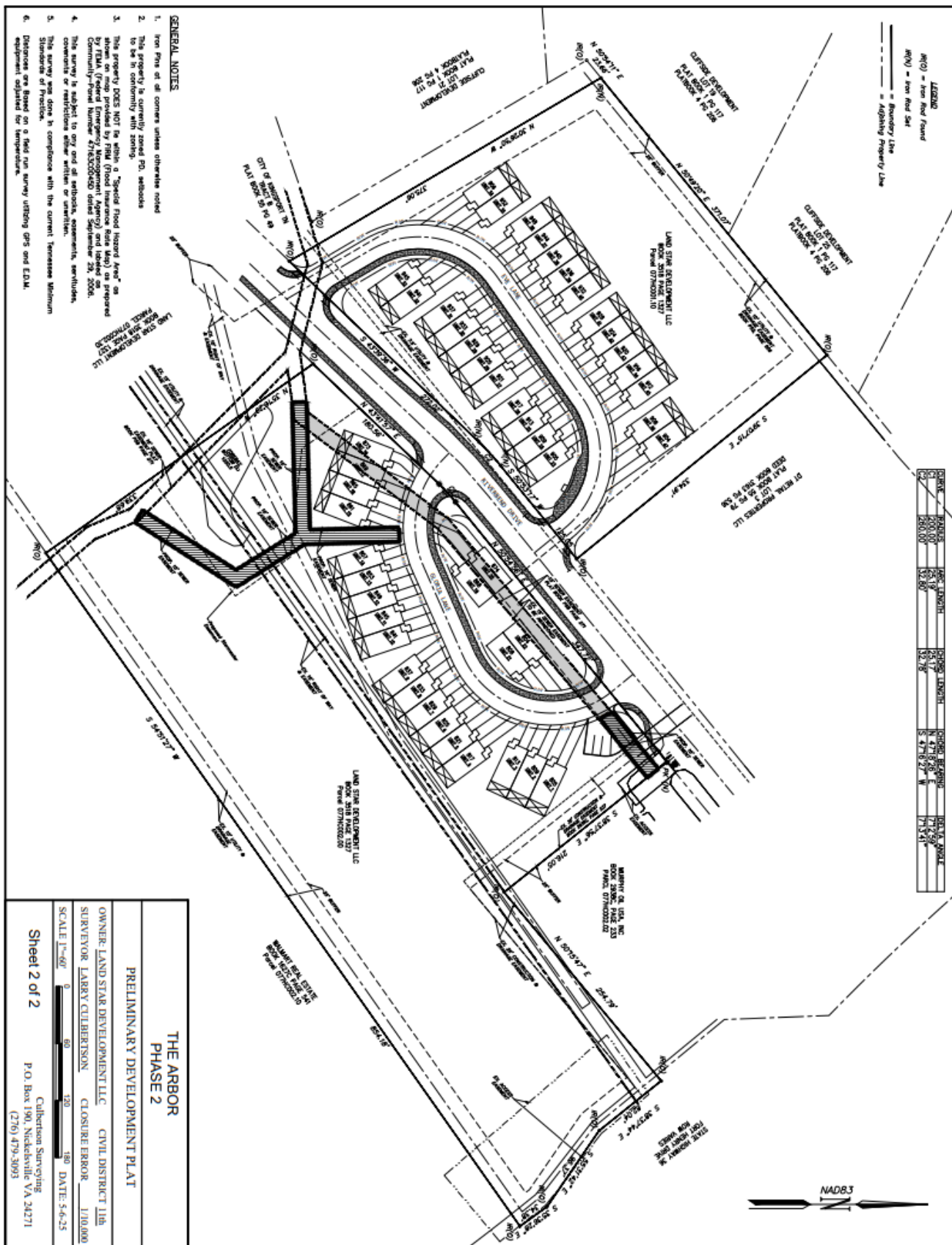
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Sullivan County Parcels Jan 2023	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
Parcels	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD*	R-1A	R-4	Expressway	Kpt 911 Address



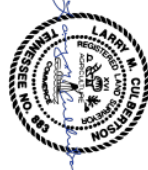
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The Arbor Phase 2 Preliminary

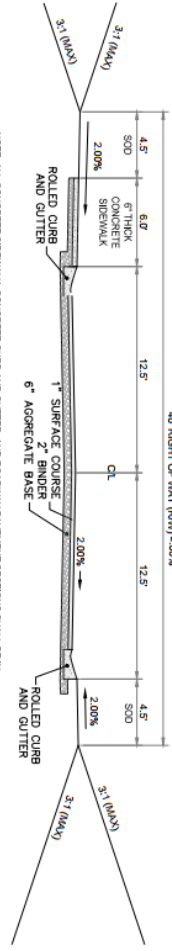


The Arbor Phase 2 Final

<p>DESCRIPTION OF PROPERTY AND DISPOSITION</p> <p>OWNER: _____</p> <p>DATE: _____</p>	<p>DESCRIPTION OF ADJACENT PROPERTY</p> <p>OWNER: _____</p> <p>DATE: _____</p>	<p>DESCRIPTION OF THE APPLICANT, THE APPLICANT'S ADDRESS, AND THE APPLICANT'S BUSINESS ADDRESS</p> <p>APPLICANT: _____</p> <p>ADDRESS: _____</p> <p>DATE: _____</p>	<p>DESCRIPTION OF THE APPLICANT'S BUSINESS</p> <p>APPLICANT: _____</p> <p>ADDRESS: _____</p> <p>DATE: _____</p>	<p>DESCRIPTION OF THE APPLICANT'S BUSINESS</p> <p>APPLICANT: _____</p> <p>ADDRESS: _____</p> <p>DATE: _____</p>	<p>DESCRIPTION OF THE APPLICANT'S BUSINESS</p> <p>APPLICANT: _____</p> <p>ADDRESS: _____</p> <p>DATE: _____</p>
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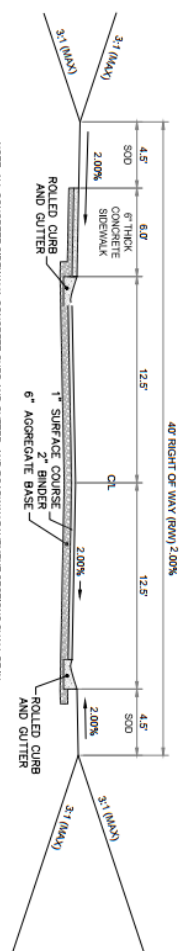
LOCATION MAP
NTS



TYPICAL LANE SECTION
SCALE: NTS

40' RIGHT OF WAY (ROW) 2.00%

NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSFORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

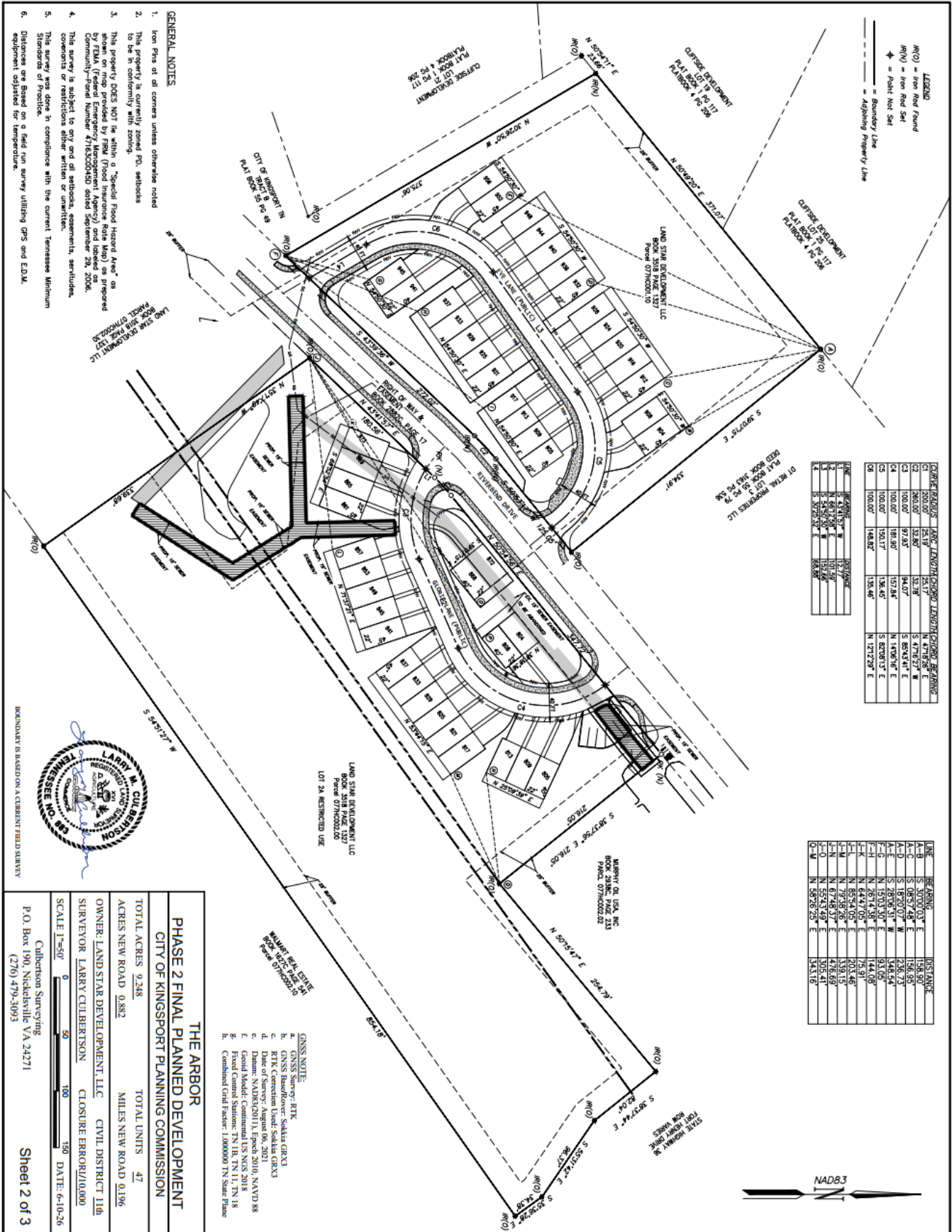


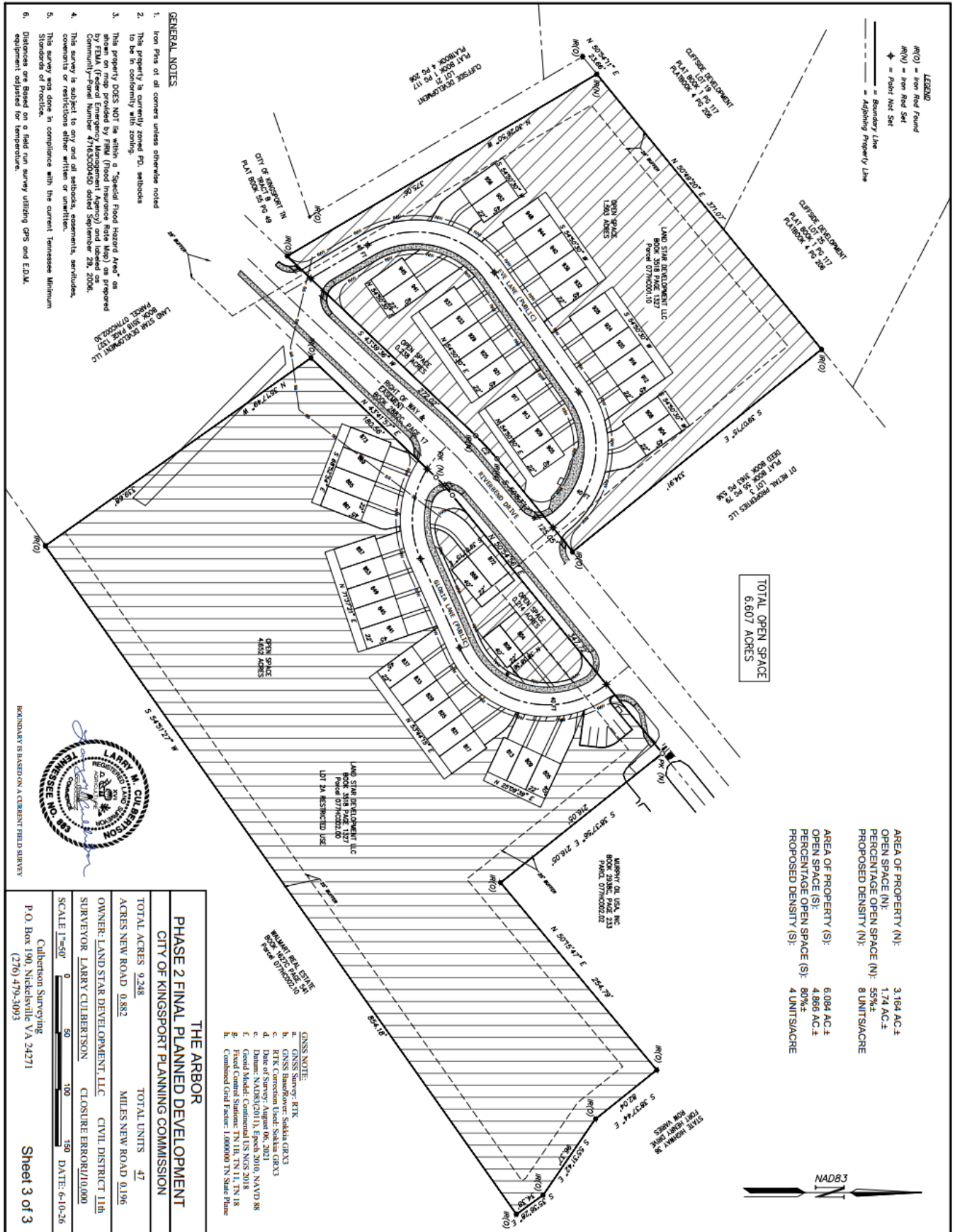
THE ARBOR - PHASE 2

RIVERBEND ROAD

KINGSPORT, TENNESSEE

<p>SITE & ZONING DATA</p> <p>OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC 367 HOG HOLLOW ROAD JOHNSON CITY, TENNESSEE 37615</p> <p>SITE ADDRESS: 1119 & 1120 RIVERBEND DRIVE</p> <p>PRESENT ZONING: PROPERTY CURRENTLY ZONED PD (CITY OF KINGSFORT)</p> <p>PROPOSED ZONING: PD (CITY OF KINGSFORT)</p> <p>A. SETBACKS:</p> <p>PERIMETER - 25' BUFFER FRONT YARD - N/A REAR YARD - N/A SIDE YARD - N/A</p> <p>TAX PARCELS: SULLIVAN COUNTY - 2 PARCELS: NORTH (N) - 08207TH 000100 SOUTH (S) - 08207TH 000200</p> <p>PROPOSED USE: 47 MULTI-FAMILY DWELLING UNITS (N+S)</p> <p>PARKING SPACES: 2 PER UNIT (ONE IN DRIVEWAY AND ONE IN GARAGE) + 5 COMMON PARKING SPACES = 99 PARKING SPACES PROVIDED.</p> <p>ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORT.</p> <p>ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSFORT.</p> <p>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.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">THE ARBOR</td> </tr> <tr> <td colspan="2" style="text-align: center;">PHASE 2 FINAL PLANNED DEVELOPMENT</td> </tr> <tr> <td colspan="2" style="text-align: center;">CITY OF KINGSFORT PLANNING COMMISSION</td> </tr> <tr> <td style="width: 50%;">TOTAL ACRES 9.248</td> <td style="width: 50%;">TOTAL UNITS 47</td> </tr> <tr> <td>ACRES NEW ROAD 0.882</td> <td>MILES NEW ROAD 0.196</td> </tr> <tr> <td>OWNER: LAND STAR DEVELOPMENT, LLC</td> <td>CIVIL DISTRICT 118</td> </tr> <tr> <td>SURVEYOR: LARRY GILCHRIST</td> <td>CLOSURE ERROR: 1/10,000</td> </tr> <tr> <td>SCALE 1"=50'</td> <td>DATE: 6-10-26</td> </tr> </table> <p style="text-align: right;">Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093</p> <p style="text-align: right; font-weight: bold;">Sheet 1 of 3</p>	THE ARBOR		PHASE 2 FINAL PLANNED DEVELOPMENT		CITY OF KINGSFORT PLANNING COMMISSION		TOTAL ACRES 9.248	TOTAL UNITS 47	ACRES NEW ROAD 0.882	MILES NEW ROAD 0.196	OWNER: LAND STAR DEVELOPMENT, LLC	CIVIL DISTRICT 118	SURVEYOR: LARRY GILCHRIST	CLOSURE ERROR: 1/10,000	SCALE 1"=50'	DATE: 6-10-26
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- GENERAL NOTES**
1. Iron Pins at all corners unless otherwise noted
 2. This property is currently zoned PD, setbacks to be in conformity with zoning
 3. This property DOES NOT lie within a "Special Flood Hazard Area" as shown on maps provided by FEMA (Flood Insurance Rate Map) as prepared by FEMA, (Federal Emergency Management Agency) and labeled as Community-Flood Number 4716000400 dated September 23, 2006.
 4. This survey is subject to any and all setbacks, easements, servitudes, covenants or restrictions either written or oral.
 5. This survey was done in compliance with the current Tennessee Minimum Standards of Practice.
 6. Distances are based on a field run survey utilizing GPS and E.D.M.

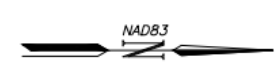


THE ARBOR	
PHASE 2 FINAL PLANNED DEVELOPMENT	
CITY OF KINGSFORT PLANNING COMMISSION	
TOTAL ACRES	9.248
ACRES NEW ROAD	0.882
OWNER	LAND STAR DEVELOPMENT, LLC
SURVEYOR	LARRY CULBERTSON
SCALE	1"=50'
DATE	6-10-26
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093	
Sheet 3 of 3	

TOTAL OPEN SPACE
6.807 ACRES

AREA OF PROPERTY (N):	3.164 AC ±
OPEN SPACE (N):	1.74 AC ±
PERCENTAGE OPEN SPACE (N):	55% ±
PROPOSED DENSITY (N):	8 UNITS/ACRE
AREA OF PROPERTY (S):	6.084 AC ±
OPEN SPACE (S):	4.886 AC ±
PERCENTAGE OPEN SPACE (S):	80% ±
PROPOSED DENSITY (S):	4 UNITS/ACRE

- GNS3 NOTE:**
- a. GNS3 Survey: RTK
 - b. GNS3 Base/rover: Sokkia GRX3
 - c. RTK Correction Used: Sokkia GRX3
 - d. Date of Survey: August 06, 2021
 - e. Datum: NAD83(2011), Epoch 2010, N.AVD 88
 - f. Grid Model: Continental US NGS 2018
 - g. Field Control Station: TN 2018, N 11, 2 N 18
 - h. Combined Grid Factor: 1.000000 TN State Plane



BOND ESTIMATE
Riverbend Townhomes Phase 2 (Land Star Development, LLC)

June 9, 2026

FILE NO. 2025-D5

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	As-Builts (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 40,000.00	\$ 40,000.00
Utilities - Storm					
3	1,357	LFT	18" HDPE (Full Install)	\$ 95.10	\$ 129,050.70
4	406	LFT	24" HDPE (Full Install)	\$ 132.05	\$ 53,612.30
5	1	EA	Sediment Basin Conversion to Detention Basin & Baffle Repair (See Note Below)	\$ 20,000.00	\$ 20,000.00
6	1	LS	Video Inspection of Storm Lines (See Note Below)	\$ 6,098.65	\$ 6,098.65
Paving					
7	124	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 21,470.60
				SUBTOTAL	\$ 280,232.25
CONTINGENCIES (6%)					\$ 16,813.94
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 297,046.19
					\$ 23,763.69
				TOTAL	\$ 320,809.88

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.

Garret Burton
Civil Engineer I
City of Kingsport

June 9, 2026

Date



Eastern Property View



Western Property View



Recommendation:

Staff recommends accepting Land Star Development, LLC's surety instrument for The Arbor Phase 2, totaling \$320,809.88, contingent upon the surety instrument being submitted and approved in a form acceptable to the City Attorney.