



CALLED REGIONAL PLANNING COMMISSION MEETING MINUTES

Monday, December 09, 2024 at 5:00 PM

City Hall, 415 Broad Street, Conference Room: 226

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Tim Lorimer, Gary Mayes, Anne Greenfield, Sam Booher, Candice Hilton, Chip Millican, Travis Patterson,

Members Absent: Sharon Duncan, Jason Snapp

Visitors: Darin Karst, Chris Alley

Staff Present: Ken Weems, AICP, Jessica McMurray, Garret Burton, Sam Cooper

II. APPROVAL OF THE AGENDA

A motion was made by Sam Booher, seconded by Travis Patterson, to approve the agenda as presented. The motion passed unanimously, 7-0.

III. APPROVAL OF MINUTES

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Fieldcrest Acres Phase 1 Preliminary PD (PD24-0131). The Commission is requested to grant preliminary approval to the Fieldcrest Acres Phase 1 development along with associated variances. The development is located off of Fieldcrest Road. Staff stated that the proposal consists of 48 single family lots and 22 townhome units. Staff stated the plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 38.5% of the first 3 phases or 16.23 acres (all 3 phases combined is approximately 42.15 acres in size). This qualifies the development for a density of up to 8 units per acre. The proposed density of the development is 3.4 units per acre through the first three phases. Of note, phase 1 consists of a total of 24.411 acres. Holt Way on the submittal is a residential lane proposed to serve 22 townhome units. Chimney View Loop is a local street cross section that will serve 34 single family homes for phase 1. Staff noted that several variances have been requested. Staff described the variances as follows: The variance for the connection of Chimney View Loop to Fieldcrest Road is proposed to be tapered from 20' to the standard 25' for a local street. The applicant desires to not construct curb or sidewalk for the first approximate 130' of this section due to the lack of an existing ditch to channel the associated water runoff. A second variance for the connection of Fieldcrest West to Chimney View Loop is proposed to be an extension of the existing 20' Fieldcrest Road with 5' grass shoulders. The variance amounts to 5' of pavement width, no curb, and no sidewalks which impacts the first 200' of the connection off "Fieldcrest West." The rationale is similar to the first variance request in that there is no established ditch along Fieldcrest Road and granted variances will not concentrate water runoff. Staff stated that a type of transition from the existing Fieldcrest Road to the development would have to occur based upon Fieldcrest Road not matching any current Kingsport street standards. Staff also stated that City development staff supported the variances. Staff noted that a traffic impact study has been completed, which identifies no negative impacts on the study of intersections. Sullivan County Highway has reviewed the proposal and sees no major issues. Commissioner Millican inquired about the need to reconfigure Fieldcrest and the reason why. Chris Alley stated the primary reason as safety in that the curves along this portion of Fieldcrest are severe. A motion was made by Chip Millican, seconded by Candice Hilton, to grant preliminary approval and approval to the requested variances as presented. The motion passed unanimously, 7-0.
2. Future Land Use Map Amendment for the Fieldcrest Acres Development (PD24-0131). The Commission is requested to amend the 2030 Future Land Use Plan to change from an industrial land use designation to a residential land use designation for the Fieldcrest Acres development. Staff stated that it is a zoning code requirement that the residential uses in a PD zone match the designation found in the future land use plan. Staff stated that the future land

use plan for the Fieldcrest site is Industrial. Staff stated that the requested change is from industrial to single family and mixed single family/ multifamily. Staff outlined a prepared map that showed the designation changes, which match the proposed single family and multifamily areas of the Fieldcrest proposal. A motion was made by Tim Lorimer, seconded by Anne Greenfield, to approve the future land use plan amendment. The motion passed unanimously, 7-0.

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

Public comment was opened. No public comment was received.

IX. ADJOURN

With no further business, the meeting adjourned at 6:00p.m.