

PROPERTY INFORMATION: The Arbor Phase 2

ADDRESS: 1119 & 1120 Riverbend Drive

DISTRICT, LAND LOT: Civil District 11; 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: +/- 3.16 & +/- 6.08

EXISTING USE: Vacant

PROPOSED USE: Residential

APPLICANT: Land Star LLC

ADDRESS: 367 Hog Hollow Rd. Gray, TN 37615

REPRESENTATIVE: George Smith

INTENT

The applicant is seeking preliminary planned development plat approval from the Kingsport Regional Planning Commission for the Arbor Phase 2 development. The development, which consists of 47 multi-family units, is still in need of water services approval for the vacating of a 15-foot-wide sewer line easement on Parcel 002.00. Therefore, approval today would be contingent upon the construction plans being approved later on.

Staff Comments:

- The plan shows the required 25' development periphery setback
- Parcel 001.00 has provided 55% of open space affording the developer a proposed density of 8 units per acre. The plan displays the appropriate density in accordance with the amount of open space provided.
- Parcel 002.00 has provided 77% of open space affording the developer a proposed density of 4 units per acre. The plan displays the appropriate density in accordance with the amount of open space provided.
- The proposed cross-section for the residential lane exceeds the required standards for a typical residential lane. A typical residential lane is designed for 250 trips per day, the proposed residential lane is designed more to the standards of a residential street which is designed to handle up to 1,500 trips per day.

Staff recommends granting preliminary planned development plat approval for The Arbor Phase 2 development contingent upon the construction plans being approved.

The Arbor Ph. 2 Site Map

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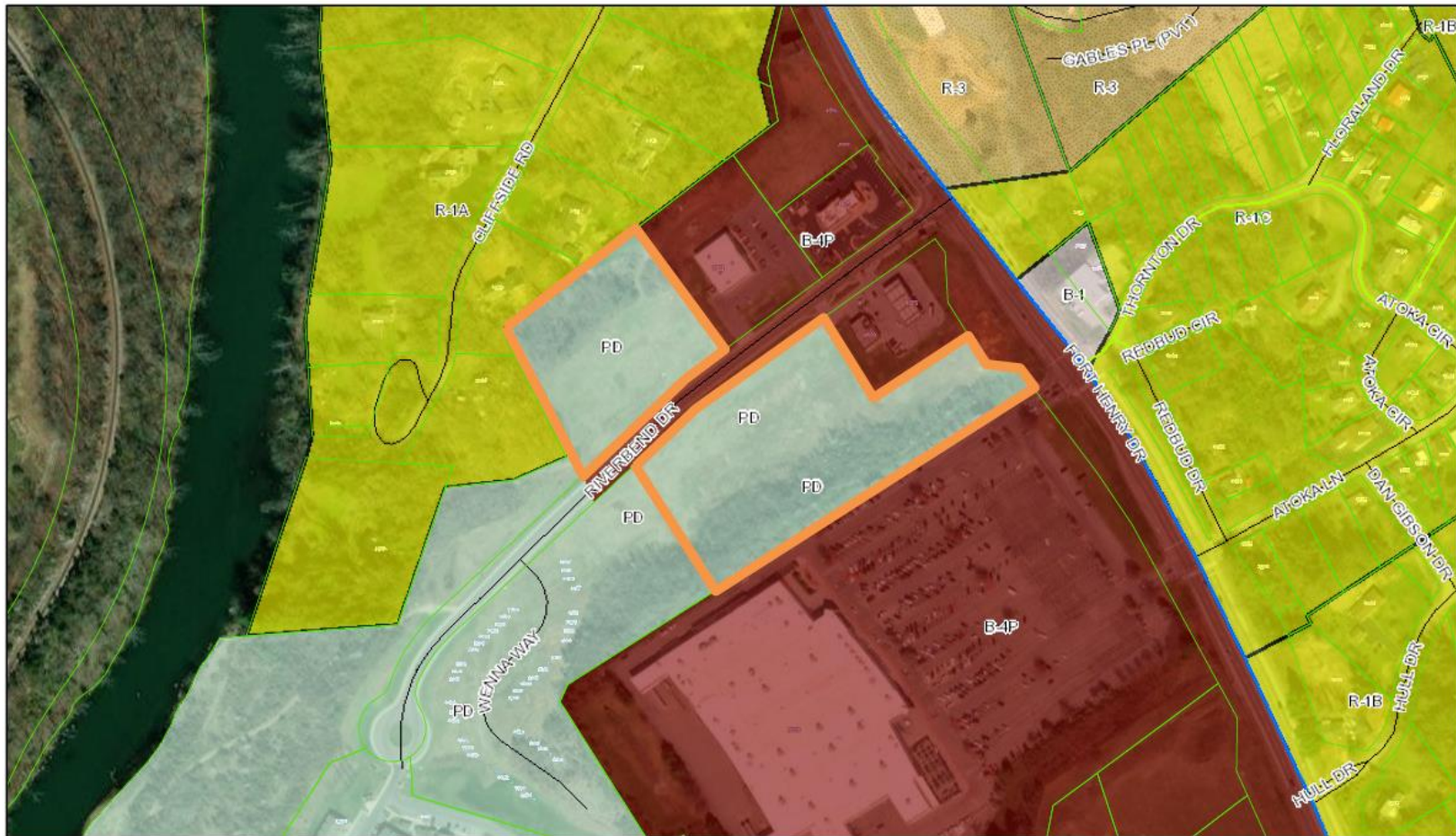
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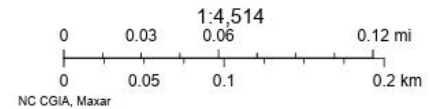
The Arbor Ph. 2 Zoning



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Sullivan County Parcels Jan 2023

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



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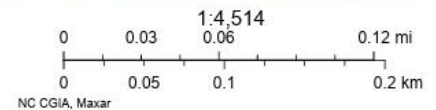
The Arbor Ph. 2 Future Land Use



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Future Land Use

Single Family	Public	Single and Multi-Family
Agri/Vacant	Retail/Commercial	Utilities
Industrial	Single Family	Kpt 911 Address
Multi-Family		



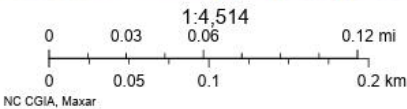
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The Arbor Ph. 2 Utilities



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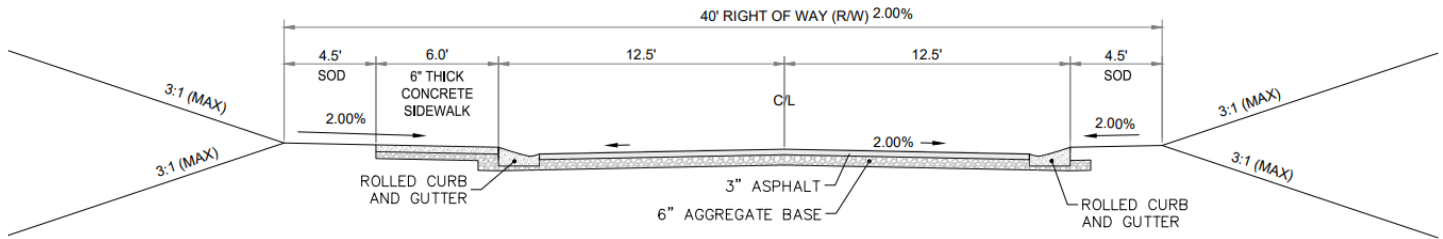
- Sewer Mains
- Sewer Manholes
- Water Lines
- Kpt 911 Address



Web AppBuilder for ArcGIS



Proposed Cross-Section

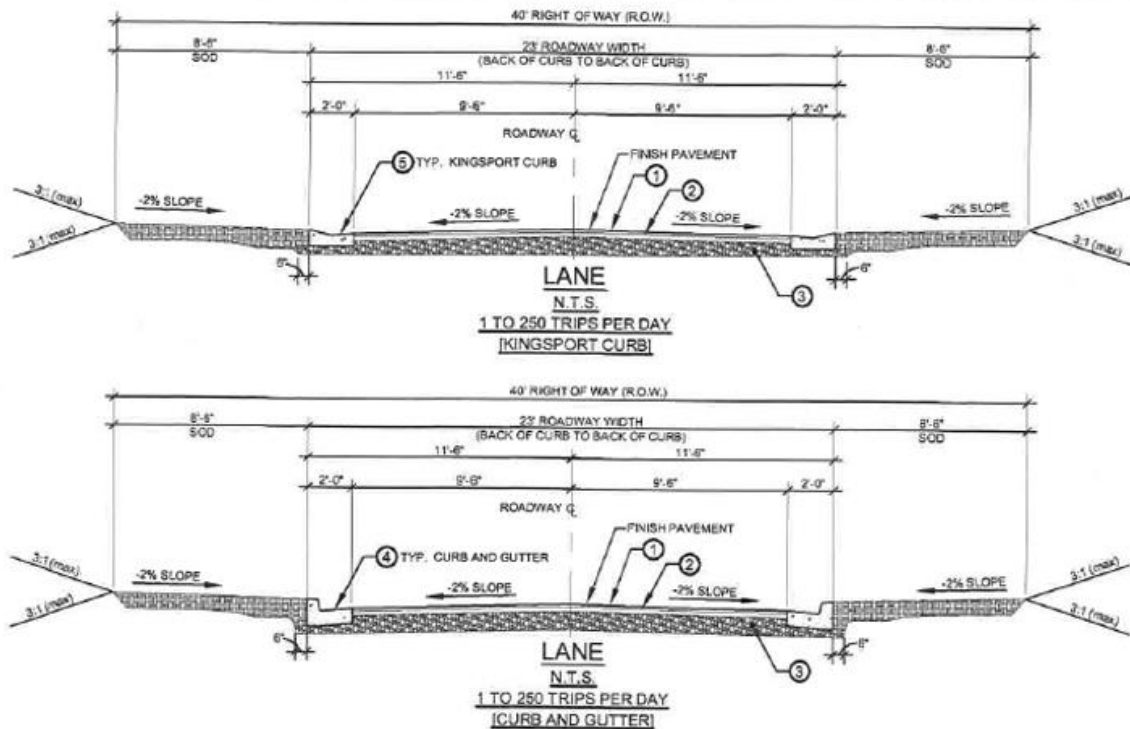


NOTE: ALL CONCRETE SIDEWALK, CONCRETE CURB AND GUTTER, AND ROADWAY PAVEMENT SECTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF KINGSFORT STANDARDS AND SPECIFICATIONS (LATEST EDITION).

TYPICAL LANE SECTION

SCALE: NTS

Standard Residential Lane Cross-Section



LEGEND

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

Northern Property View (Parcel 002.00)



Eastern Property View (Parcel 002.00)



Southern Property View (Parcel 002.00)



Western Property View (Parcel 002.00)



Northern View (Parcel 001.00)



Western View (Parcel 001.00)



Eastern Property View (Parcel 001.00)



Recommendation:

Staff recommends granting preliminary planned development plat approval for The Arbor Phase 2 development contingent upon the construction plans being approved.