

PROPERTY INFORMATION:	Fieldcrest Acres Phase 3 Preliminary
ADDRESS:	Fieldcrest Road, Kingsport, TN
DISTRICT, LAND LOT:	7 th Civil District
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 7.750
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT:

ADDRESS:

REPRESENTATIVE:

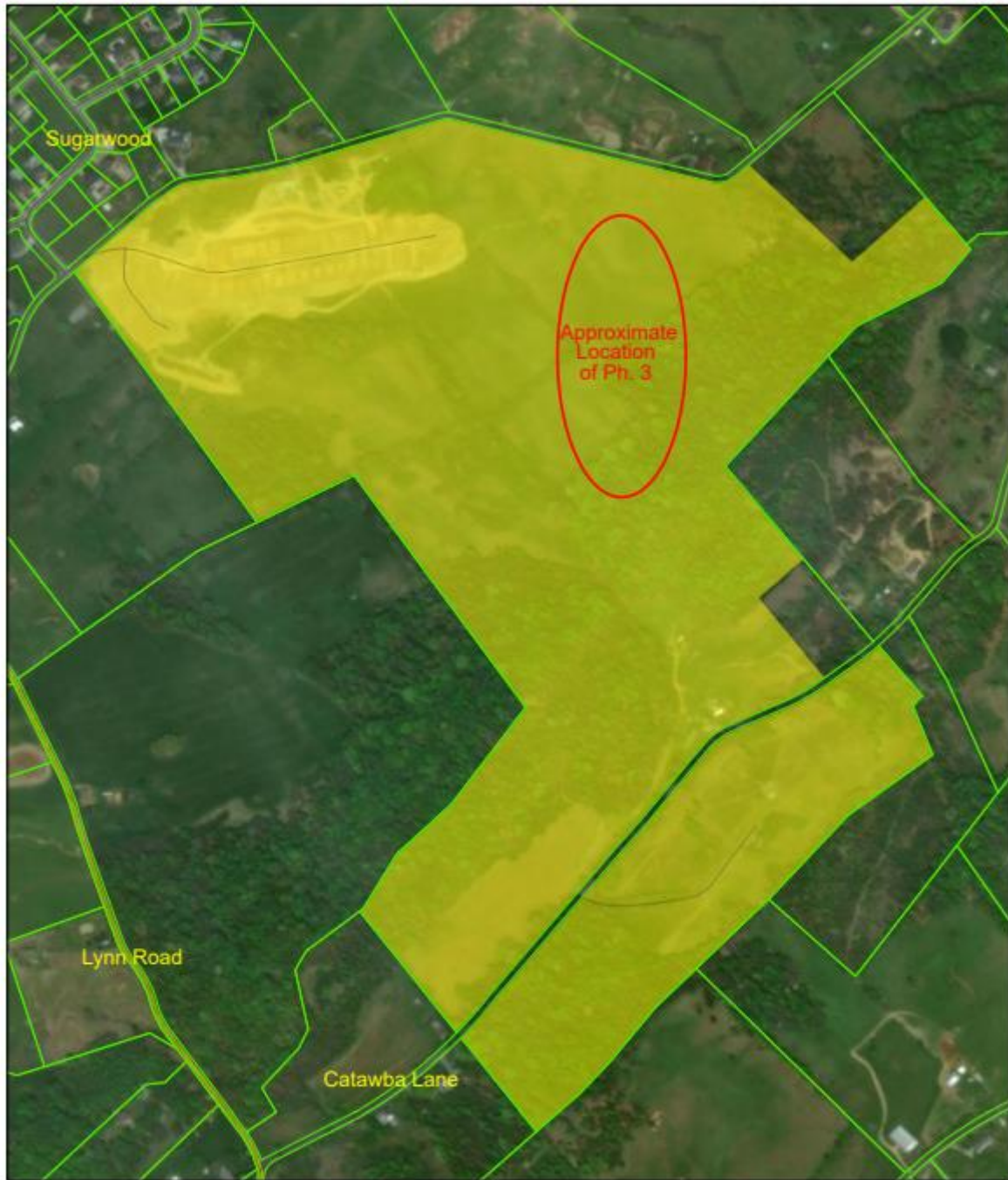
INTENT

The applicant is requesting preliminary plan approval for Fieldcrest Acres Phase 3. Fieldcrest Acres Phase 3 consists of 36 lots located off Chimney View Loop.

The plan displays an appropriate density of approximately 4.6 units per acre based on their dedication of 36.44% open space, or 17.71 acres. Additionally, the preliminary plan displays the proper dimensions for the residential street cross-section for this development, which is good for 251 to 1,500 trips per day with sidewalks located on one side of the roadway. Lastly, due to the scope of the open space dedication covering Fieldcrest Phase 1,2 and 3, the developer has provided a map along with the preliminary plan which shows all areas that are designated open space along with the approximate open space calculations.

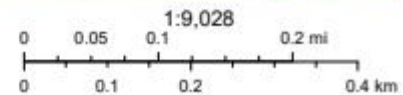
Staff recommends granting preliminary plan approval for Fieldcrest Acres Phase 3 contingent upon the construction plans beings approved.

Fieldcrest Ph. 3 Site Map



5/8/2026, 3:39:00 PM

- Sullivan County Parcels Jan 2023
- Parcels
- Municipal Boundary
- KINGSPORT
- Urban Growth Boundary
- Streets
- Local Street



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Web AppBuilder for ArcGIS

Fieldcrest Ph. 3 Zoning - PD, Planned Development



5/8/2026, 3:43:30 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

R-5

B-1

PD

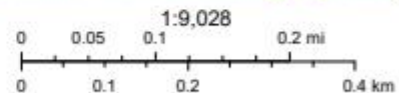
R-1B

R-3

Urban Growth Boundary

Streets

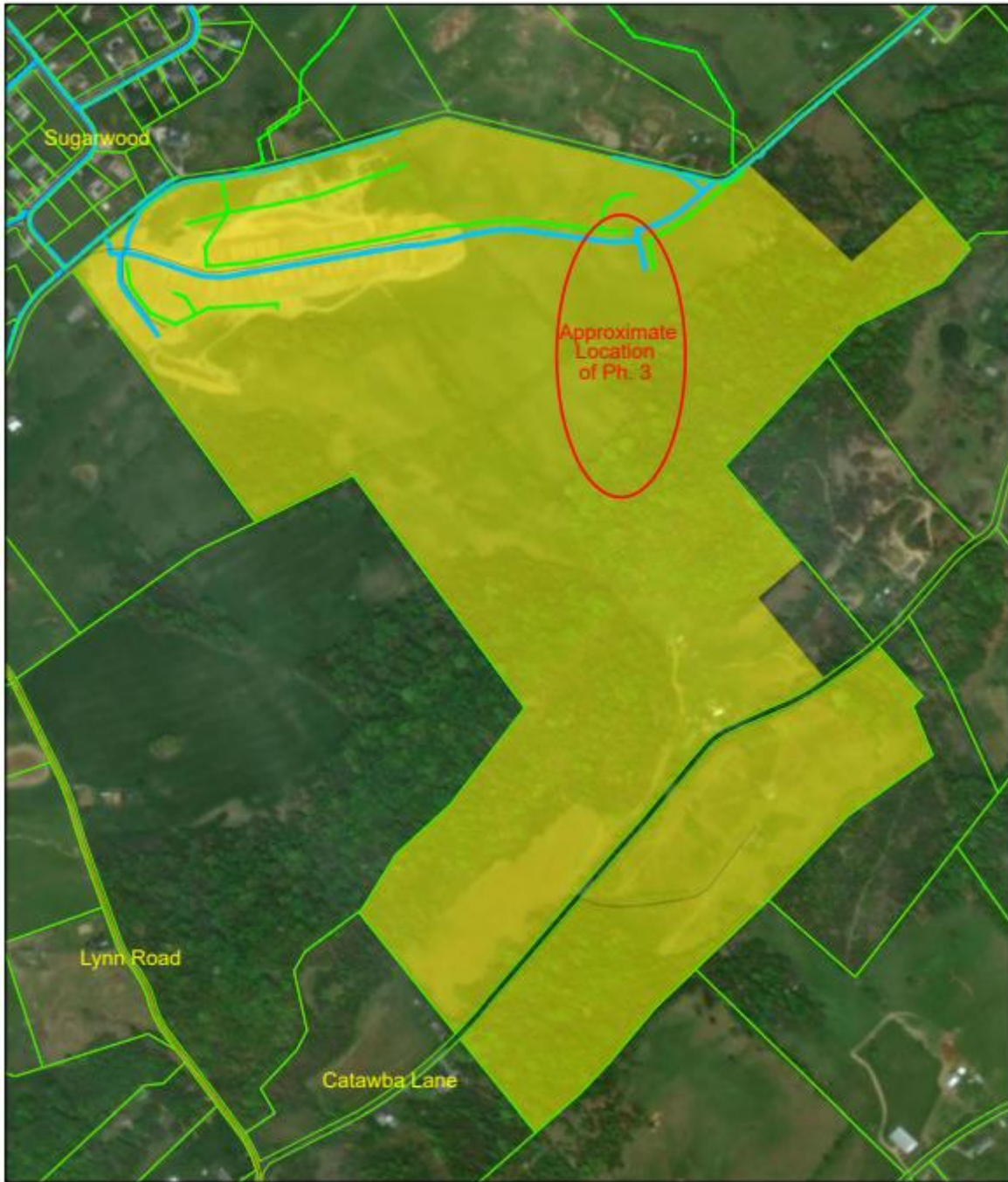
Local Street



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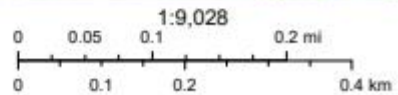
Web AppBuilder for ArcGIS

Fieldcrest Ph. 3 Utilities



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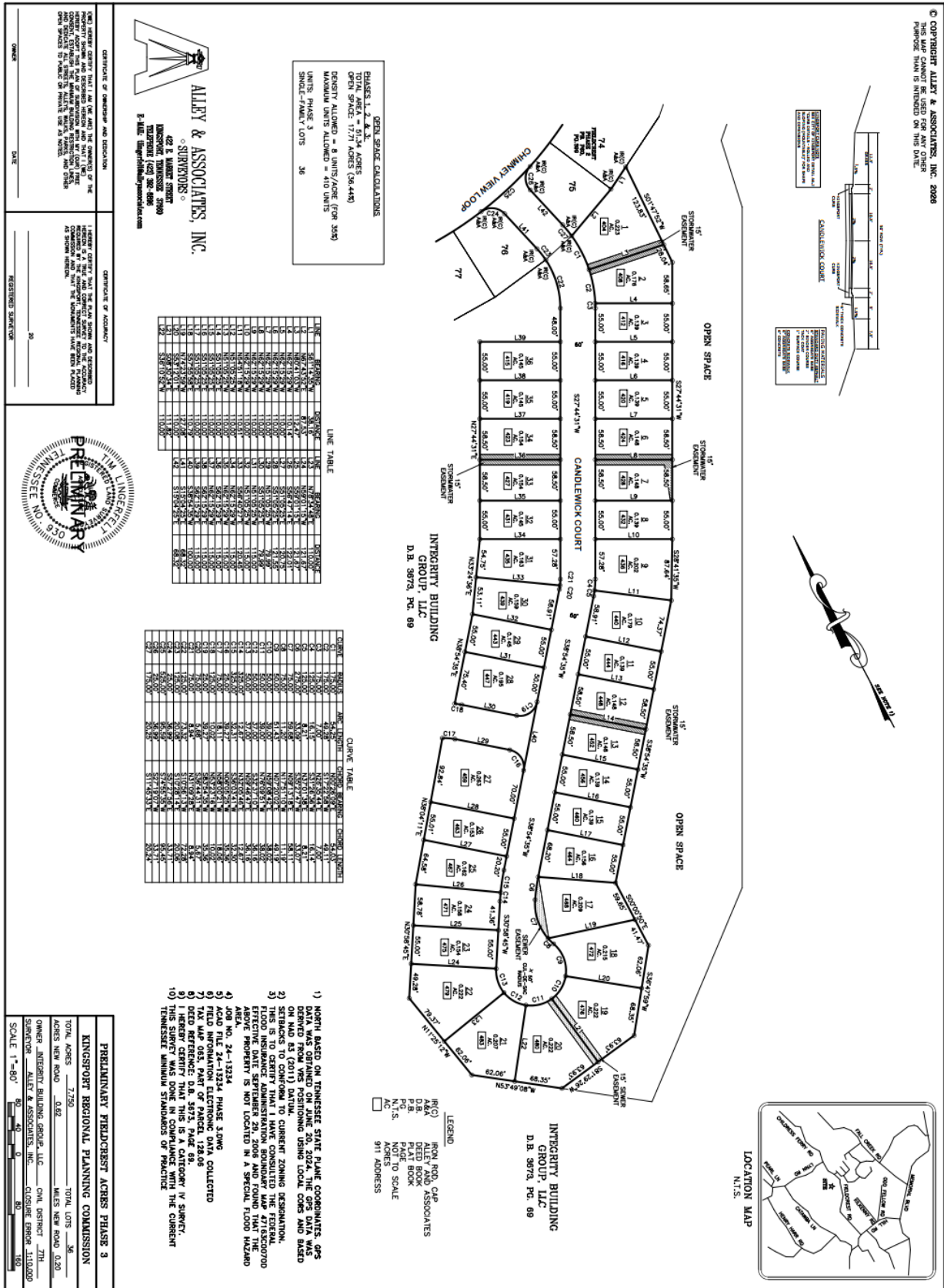
- Sullivan County Parcels Jan 2023
- Parcels
- Sewer Mains
- Water Lines
- Municipal Boundary
- KINGSPORT
- Urban Growth Boundary
- Streets
- Local Street



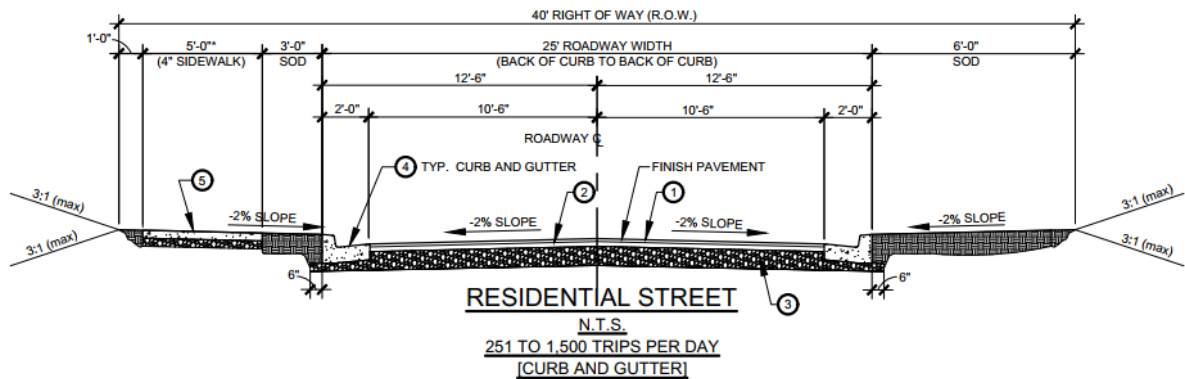
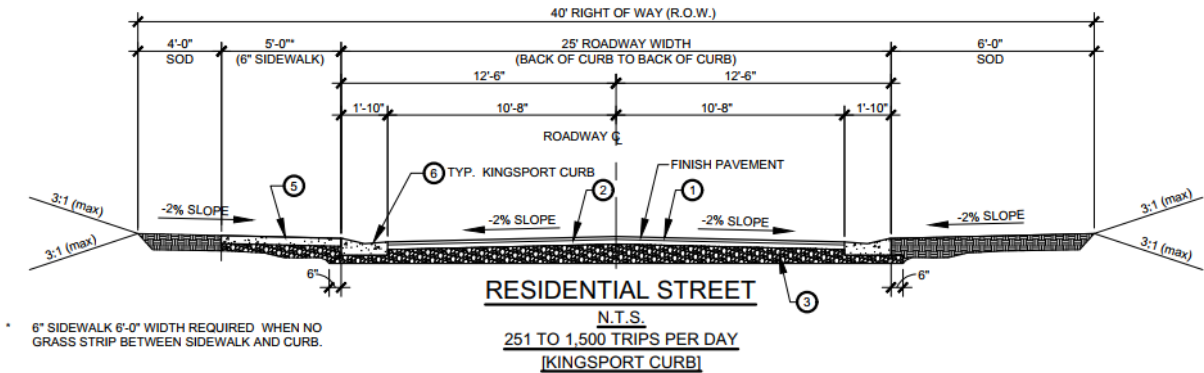
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Web AppBuilder for ArcGIS

Fieldcrest Ph. 3 Preliminary

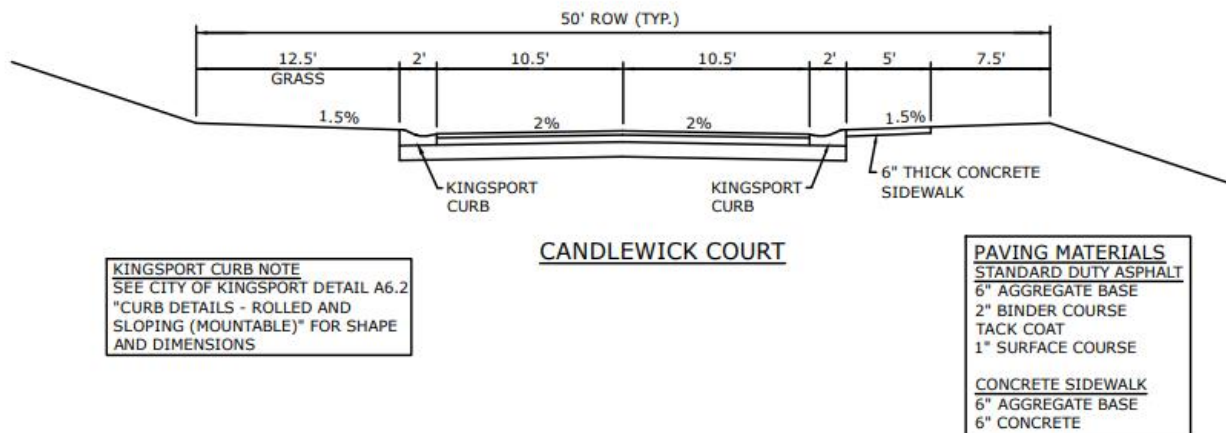


Subdivision Regulation Cross-Section

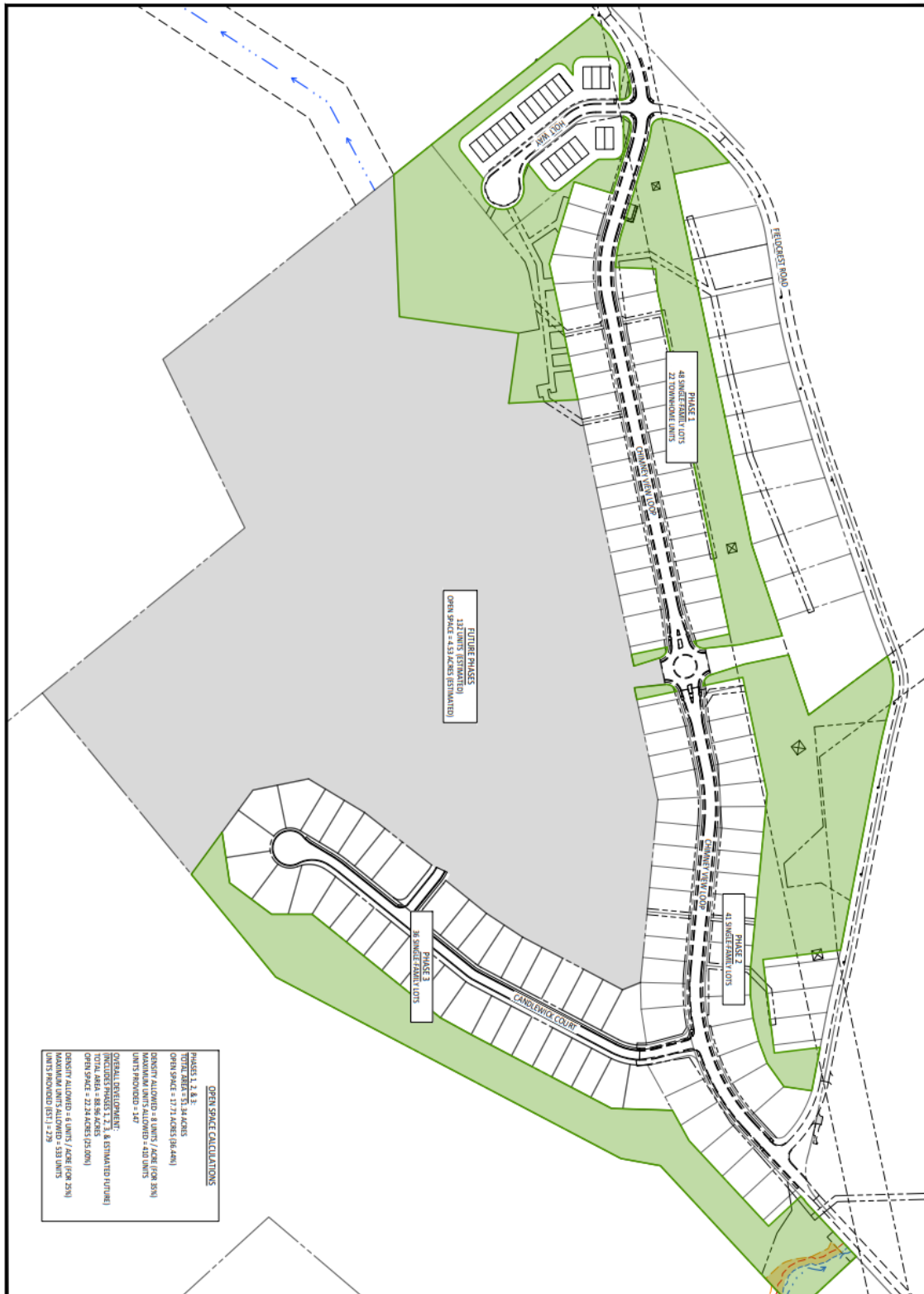


LEGEND	
1. 1" SURFACE COURSE	5. CONCRETE SIDEWALK - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. 2" BINDER	6. KINGSPORT CURB - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. 6" AGGREGATE BASE	
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION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

Proposed Residential Street Cross-Section



Fieldcrest Open Space Dedication Map



OPEN SPACE EXHIBIT

6/11/2026

FIELDCREST ACRES

FIELDCREST ROAD WASHINGTON, TN

UNIVERSITY BUILDING GROUP, LLC
224 WEST MAIN STREET
KINGSPORT, TN 37629

ALLEY DESIGN GROUP
1000 W. MAIN ST.
KINGSPORT, TN 37629

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation:

Staff recommends granting preliminary plan approval for Fieldcrest Acres Phase 3 contingent upon the construction plans being approved.