

PROPERTY INFORMATION

Project	Saint Andrews Garth Ph 2 FINAL PLAT
DISTRICT, OVERLAY DISTRICT	Saint Andrews Drive 15th Civil District, Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	6.947
EXISTING USE	Vacant
PROPOSED USE	Single Family Residential

APPLICANT: Todd Stevens (applicant/owner/developer)

ADDRESS: 2323 Rock Springs Rd, Kingsport, TN 37664

REPRESENTATIVE: Todd Stevens

INTENT

The applicant is requesting final plat approval of the Saint Andrews Garth Ph. 2, Lots 11-18, 29-35 final plat. The site is located at the end (second half) of Saint Andrews Drive in the Rock Springs Community.

This final plat contains 15 single family lots along the extended public street of Saint Andrews Drive. A future phase 3 will be submitted for Planning Commission approval once lots 19-28 are needed.

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 32.3% of the phase. This qualifies the development for a single family density of up to 7 units per acre. The proposed density of both phase 2 and phase 3 combined is 3.6 units per acre.

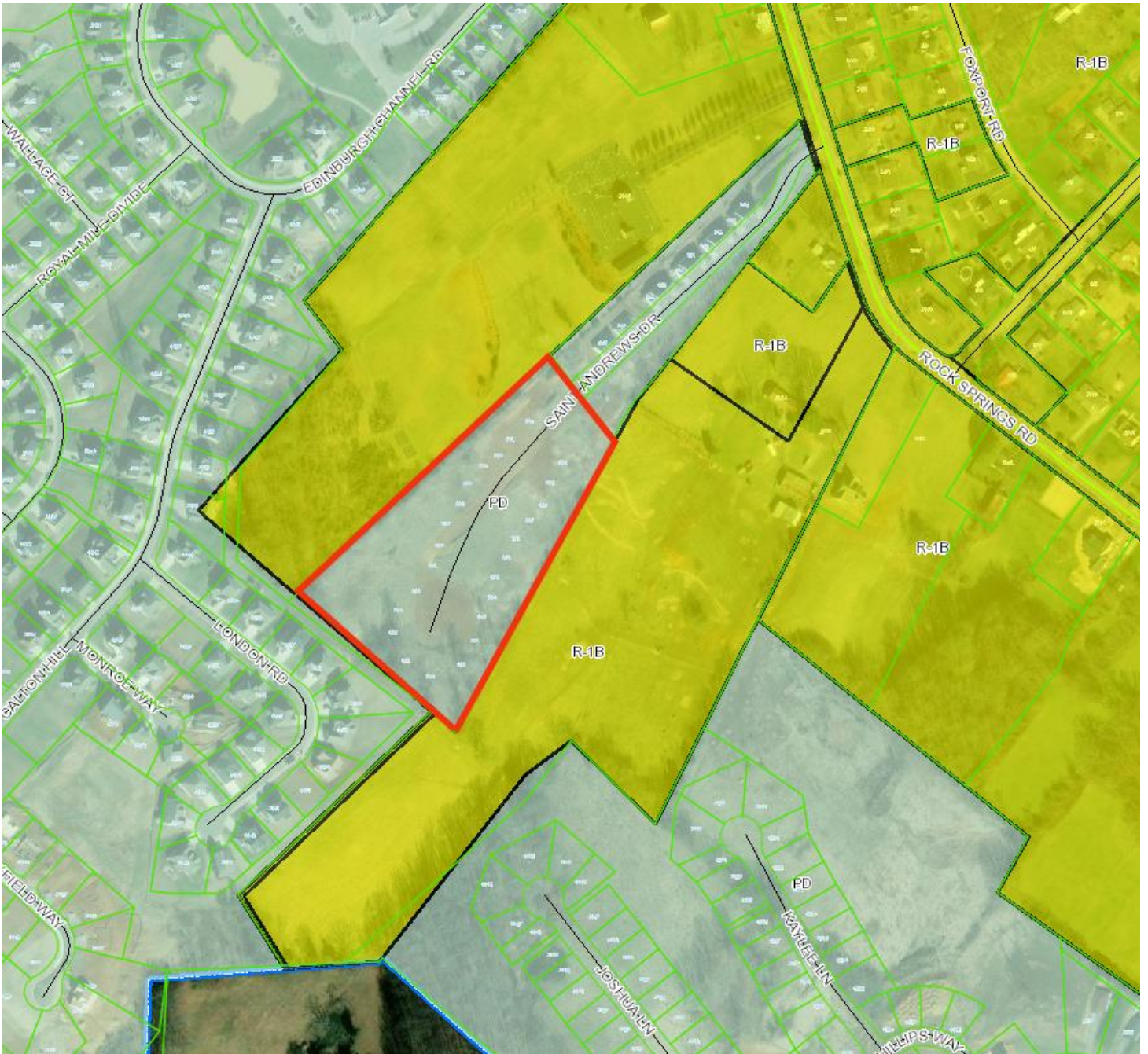
The owner/developer of the site has requested that the Planning Commission accept an irrevocable letter of credit for the remaining on-site improvement. The sole remaining on-site improvement is the sidewalk (to be constructed on one side of the road to adjoin with the existing sidewalk in Saint Andrews Garth) in the amount of \$70,834.50 for 3,990 sq ft of sidewalk.

Staff recommends granting final development plan approval contingent upon the Irrevocable Letter of Credit being submitted and approved in a form acceptable to the City Attorney.

Vicinity Map



Zoning: PD, Planned Development



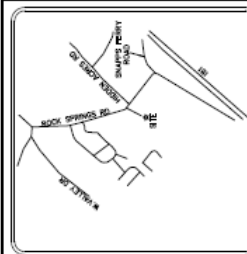
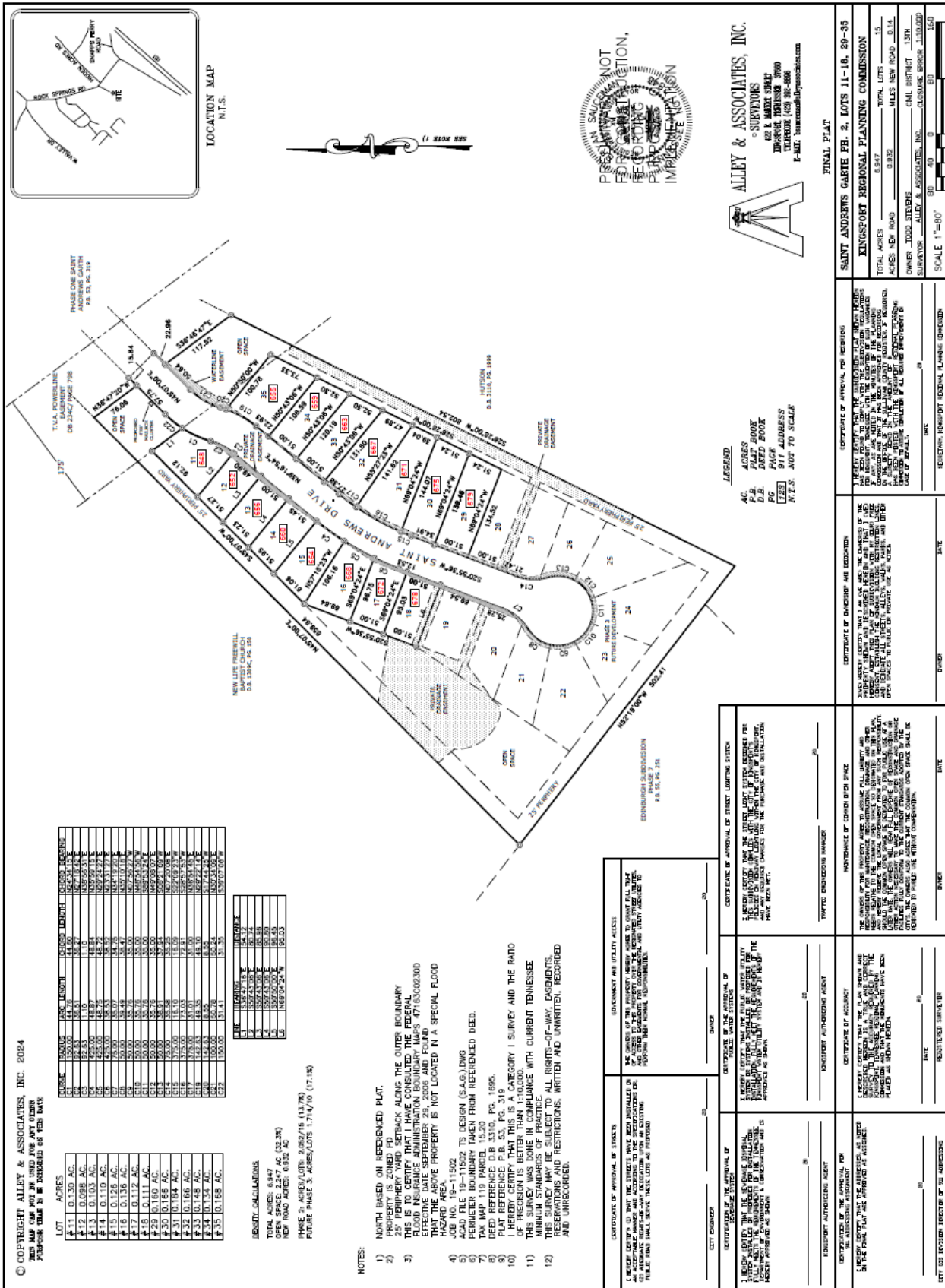
View toward end of the cul-de-sac for Saint Andrews Drive. Edinburgh homes can be seen in the background beyond the development site.



View Toward Rock Springs Rd with Existing Phase 1 Homes in Background
(photo taken from Saint Andrews Drive cul-de-sac)



Final Plat for Consideration



ALLEY & ASSOCIATES, INC.
 SURVEYORS
 1000 NEW ROAD, SUITE 100
 KINGSPORT, TENNESSEE 37660
 TELEPHONE (423) 381-6888
 FAX (423) 381-6888
 E-MAIL: info@alleyandassociates.com

PHASE ONE SAINT ANDREWS GARTH P.L.B. 11.18.16, P.L. 319

T.V.A. POWERLINE DB 2342/ PHASE 778

NEW LITE CHANNEL DB 1384C, PG. 128

EDMONSON SUBDIVISION P.L.B. PG. 7, 211

33 HENRYWAY DRIVE, PHASE 7

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33 HENRYWAY DRIVE, PHASE 7

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33 HENRYWAY DRIVE, PHASE 7

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LOT	ACRES	DEED NUMBER	DATE OF RECORDING
1	0.130 AC.	141.00	02/24/21
2	0.098 AC.	151.00	02/24/21
3	0.103 AC.	161.00	02/24/21
4	0.110 AC.	171.00	02/24/21
5	0.126 AC.	181.00	02/24/21
6	0.136 AC.	191.00	02/24/21
7	0.136 AC.	201.00	02/24/21
8	0.117 AC.	211.00	02/24/21
9	0.180 AC.	221.00	02/24/21
10	0.165 AC.	231.00	02/24/21
11	0.164 AC.	241.00	02/24/21
12	0.145 AC.	251.00	02/24/21
13	0.145 AC.	261.00	02/24/21
14	0.165 AC.	271.00	02/24/21
15	0.165 AC.	281.00	02/24/21
16	0.165 AC.	291.00	02/24/21
17	0.165 AC.	301.00	02/24/21
18	0.165 AC.	311.00	02/24/21
19	0.165 AC.	321.00	02/24/21
20	0.165 AC.	331.00	02/24/21
21	0.165 AC.	341.00	02/24/21
22	0.165 AC.	351.00	02/24/21
23	0.165 AC.	361.00	02/24/21
24	0.165 AC.	371.00	02/24/21
25	0.165 AC.	381.00	02/24/21
26	0.165 AC.	391.00	02/24/21
27	0.165 AC.	401.00	02/24/21
28	0.165 AC.	411.00	02/24/21
29	0.165 AC.	421.00	02/24/21
30	0.165 AC.	431.00	02/24/21
31	0.165 AC.	441.00	02/24/21
32	0.165 AC.	451.00	02/24/21
33	0.165 AC.	461.00	02/24/21
34	0.165 AC.	471.00	02/24/21
35	0.165 AC.	481.00	02/24/21

NOTES:
 1) NORTH BASED ON REPERMISED PLAT.
 2) 20' PERIMETER YARD SETBACK ALONG THE OUTER BOUNDARY.
 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL EROSION CONTROL ADMINISTRATION ENGINEERING MAPS 47163003000 AND 47163003000 AND DETERMINED THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 4) JOB NO. 194-15069 TO DESIGN (S.A.G.) DRWG.
 5) PERIMETER BOUNDARY TAKEN FROM REPERMISED DEED.
 6) TAX MAP 119 PARCEL 15.20 PG. 18995.
 7) PLAT REFERENCE D.B. 3310, PG. 319.
 8) THIS SURVEY IS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 9) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.

LEGEND
 AC ACRES
 P.L.B. PLAT BOOK
 D.B. DEED BOOK
 PG. PAGE
 [] 911 ADDRESS
 N.T.S. NOT TO SCALE

FINAL PLAT
 SAINT ANDREWS GARTH P.B. 2, LOTS 11-18, 29-35
 KINGSFORT REGIONAL PLANNING COMMISSION
 TOTAL ACRES 5.947
 TOTAL LOTS 15
 ACRES NEW ROAD 0.932
 MILES NEW ROAD 0.11
 OWNER JUDIE STODOL
 SURVEYOR ALLEY & ASSOCIATES, INC.
 CIVIL DISTRICT 1378
 SCALE 1"=80'
 DATE 08/01/24

COMMITTEE OF APPROVAL FOR RECORDS
 I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR FOR THE ABOVE PROPERTY AND THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY AND THAT THE RESULTS OF THE SURVEY ARE SHOWN ON THIS FINAL PLAT. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

CITY ENGINEER
 I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AND THAT THE SURVEY IS IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR SURVEYS IN TENNESSEE. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

REGISTERED SURVEYOR
 I HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR FOR THE ABOVE PROPERTY AND THAT I HAVE CONDUCTED A SURVEY OF THE PROPERTY AND THAT THE RESULTS OF THE SURVEY ARE SHOWN ON THIS FINAL PLAT. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

DATE
 08/01/24

DATE
 08/01/24

Recommendation

Staff recommends granting final plat approval for Saint Andrews Garth Ph2 based upon conformance with the preliminary approval and the PD zone standards and contingent upon receiving the irrevocable letter of credit in a form acceptable to the City Attorney. *The proposed irrevocable letter of credit is the next item to be considered on the agenda.*