

Introduction:

Planning staff has been working with the Kingsport Fire Department (KFD) for the past 6 months on a solution for fire apparatus access for residential developments that do not have two points of ingress/egress. The specific issue that staff is working to resolve is fire access for single point ingress/egress residential developments that meet all existing subdivision and zoning requirements, but fall short of being able to develop to maximum density due to fire code apparatus access restrictions. Typically this happens when subdivision design for a dead end street can accommodate more units per zoning and subdivision regulations while only limited to 50 residential units for fire access purposes.

The new section would accommodate up to 875 trips per day and has been approved by the KFD as an acceptable design for dead end streets. The focus of the new cross section proposal is to maintain a hard surface path and wider right-of-way to properly accommodate fire apparatus. This is accomplished by promoting the key standards below when compared to a residential lane:

Fire Apparatus Access Road

Right-of-way width minimum: 50'

Hard surface width (street and mountable curb and sidewalk): 35'

Maximum Trips: 1 to 875

Residential Lane

Right-of-way width minimum: 40

Hard surface width (street and curb no sidewalk): 23'

Maximum Trips: 1 to 250

Additionally, it is important to note that the new Fire Apparatus Access Road was created to satisfy Appendix D of the International Fire Code. To draw attention to this fact and also guide potential developers to the cross section, it is also recommended to amend Article 4-1, 1.1 as shown below with added text showing as red font and a portion of existing text proposed for removal by strikethrough:

4-1 STREETS AND ROADS

1.1 Conformity to the ~~Major Street and Road Plan~~:

The subdivision of land and the design of roads servicing such land shall be undertaken in conformity with the Major Street and Road Plan as adopted by the Kingsport Regional Planning Commission and International Fire Code Appendix D.

Recommendation:

Staff recommends the amendment to Article 4-1,1.1 and addition the new fire apparatus access road cross section as shown in this report to the Minimum Subdivision Regulations.