# Zoning Text Amendment Report PLNCOM24-0048

## **Subdivision Regulations Text Amendment**

<b>Property Information</b>	City Limits & Planning Region Wide							
Address								
Tax Map, Group, Parcel								
Civil District								
Overlay District								
Land Use Designation								
Acres								
Existing Use								
Proposed Use								
Owner /Applicant Inform	nation							
Name: Kingsport Region	al Planning Commission	Intent: To amend the Minimum Subdivision Regulations						
Address:		by adding a new street cross section alternative for fire						
City:		apparatus access.						
State:	Zip Code:							
Email:								
Phone Number:								
Planning Department Recommendation								
(Approve, Deny, or Defer)								
The Kingsport Planning Division recommends APPROVAL								
2gop over 1								
Planner: Ke	en Weems	Date:	3/1/2024					
<b>Planning Commission Action</b>		<b>Meeting Date:</b>	3/21/2024					
Approval:		_						
Denial:		Reason for Denial:						
Deferred:		Reason for Deferral:						

### **INTENT**

To amend the Minimum Subdivision Regulations by adding a new street cross section alternative for fire apparatus access.

Zoning Text Amendment Report PLNCOM24-0048

#### 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

## Zoning Text Amendment Report PLNCOM24-0048

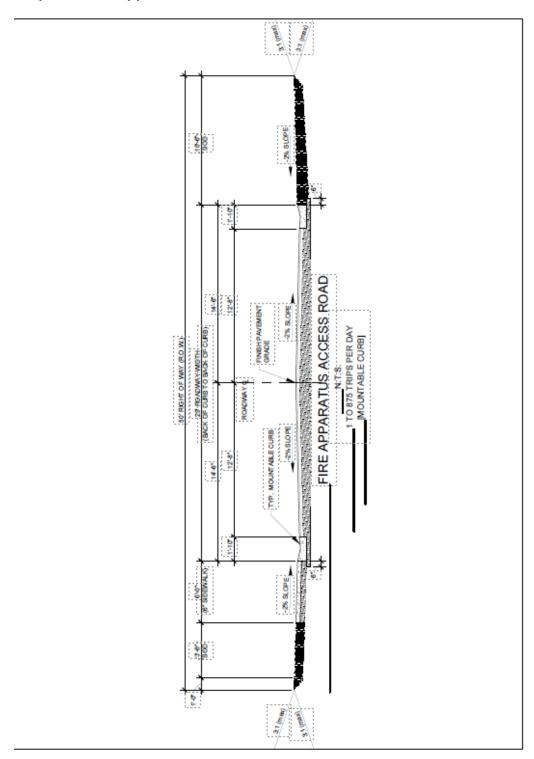
Additionally, it is important to note that the new Fire Apparatus Access Road was created to satisfy <u>Appendix D of the International Fire Code.</u> To draw attention to this fact and also guide potential developers to the cross section, it is also recommended to amend Article 4-1, 1.1 as shown below 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 <u>Major Street and Road Plan as adopted</u> by the Kingsport Regional Planning Commission and <u>International Fire Code Appendix D</u>.

## **Proposed Fire Apparatus Access Road**



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on March 21, 2024

## **Kingsport Regional Planning Commission**

# Zoning Text Amendment Report PLNCOM24-0048

_								
v	ec	nm	۱m	Δn		2ti	n	-
					v	аы		-

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.