

PROPERTY INFORMATION:**Fieldcrest Acres Phase 2 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:	+/- 13.830
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT: Integrity Building Group, LLC.

ADDRESS: 135 W. Main St., Suite 101 Kingsport, TN

REPRESENTATIVE: Darin Karst, Chris Alley

INTENT

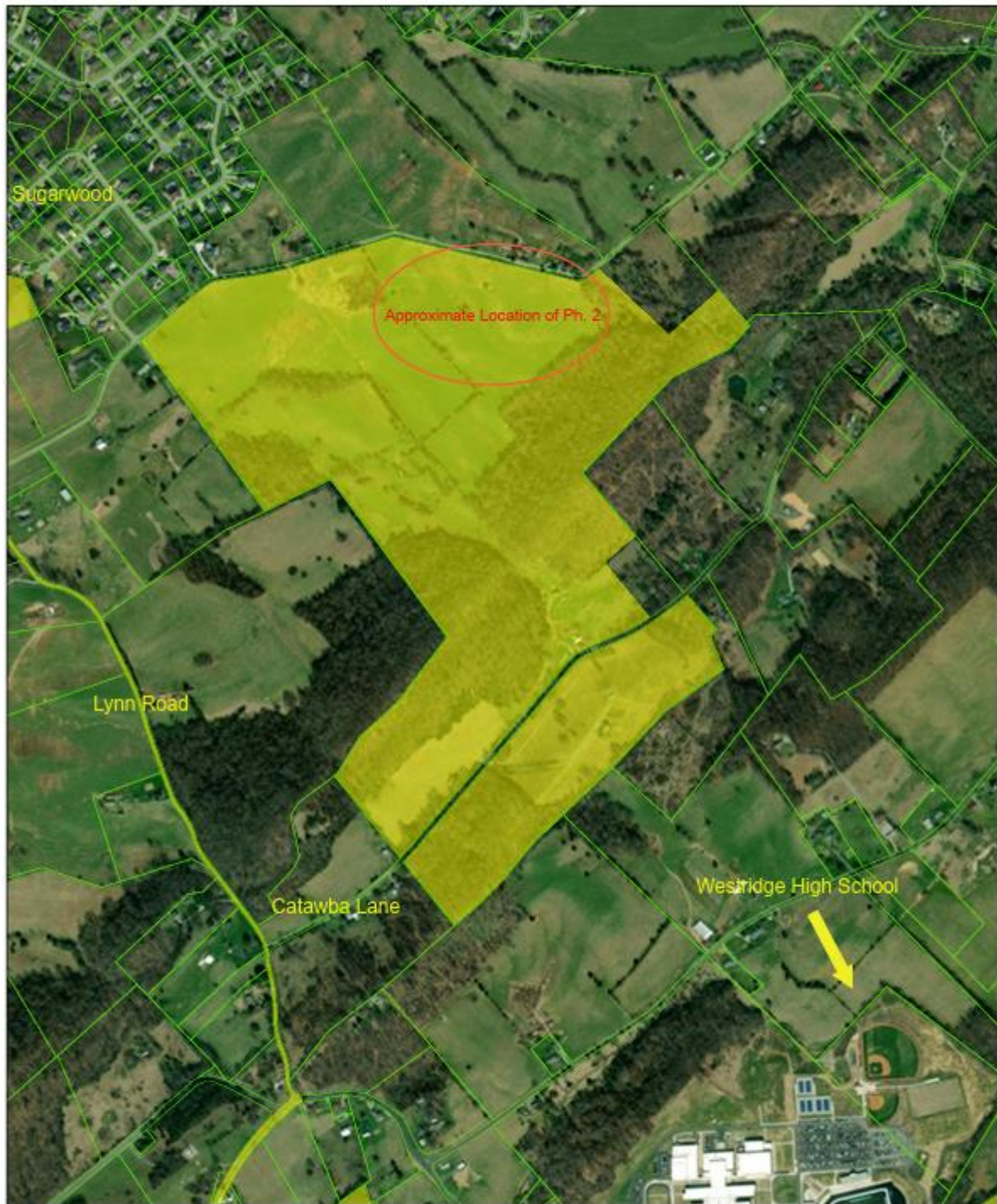
The applicant is requesting preliminary plat approval for Fieldcrest Acres Phase 2. Fieldcrest Acres Phase 2 consists of 41 lots located along Fieldcrest Road and Chimney View Loop.

The plan displays the required 25' development free periphery zone as required by the PD zone and an appropriate density of 3.44 units per acre based on their dedication of 38.5% open space, or 16.23 acres.

The preliminary plan displays the proper road cross-section for this development. The developer is proposing to construct a local street to the standards of the Subdivision Regulations, which is good for 1,501 to 3,000 trips per day with sidewalks located on both sides of the roadway. Additionally, the Sullivan County Highway Department sends their support for phase 2 of the Fieldcrest development.

Staff recommends granting preliminary plat approval for Fieldcrest Acres Phase 2 contingent upon the construction plans being approved.

Fieldcrest Ph. 2 Site Map



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Sullivan County Parcels Jan 2023

Parcels

Municipal Boundary

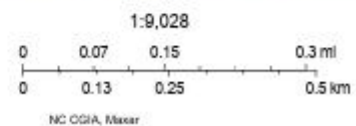
KINGSPORT

MT CARMEL

CHURCH HILL

JOHNSON CITY

Urban Growth Boundary

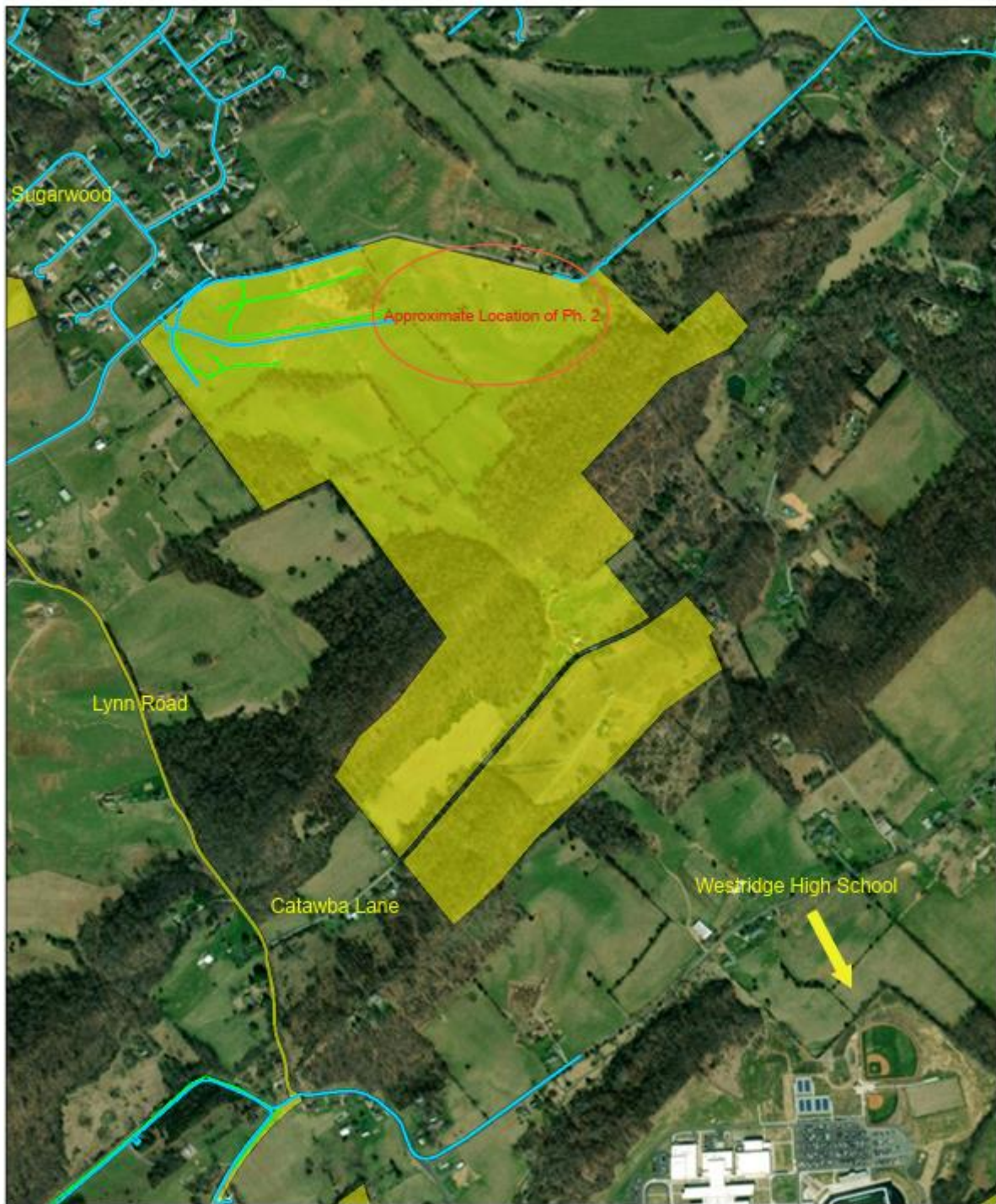


Web AppBuilder for ArcGIS

An aerial photograph of a residential and commercial area. In the top left, a neighborhood is labeled 'Sugarwood'. A road labeled 'Lynn Road' runs vertically on the left side. Another road, 'Catawba Lane', runs horizontally across the lower middle. A large, irregularly shaped area in the center is highlighted with a light blue/purple tint. Within this area, a red circle is drawn, containing the text 'Approximate Location of Ph. 2'. Several smaller, irregularly shaped areas are highlighted in orange and yellow. In the bottom right corner, a yellow arrow points towards a building complex labeled 'Westridge High School'. The background shows a mix of green fields, trees, and some residential structures.

Web AppBuilder for ArcGIS

Fieldcrest Ph. 2 Utilities



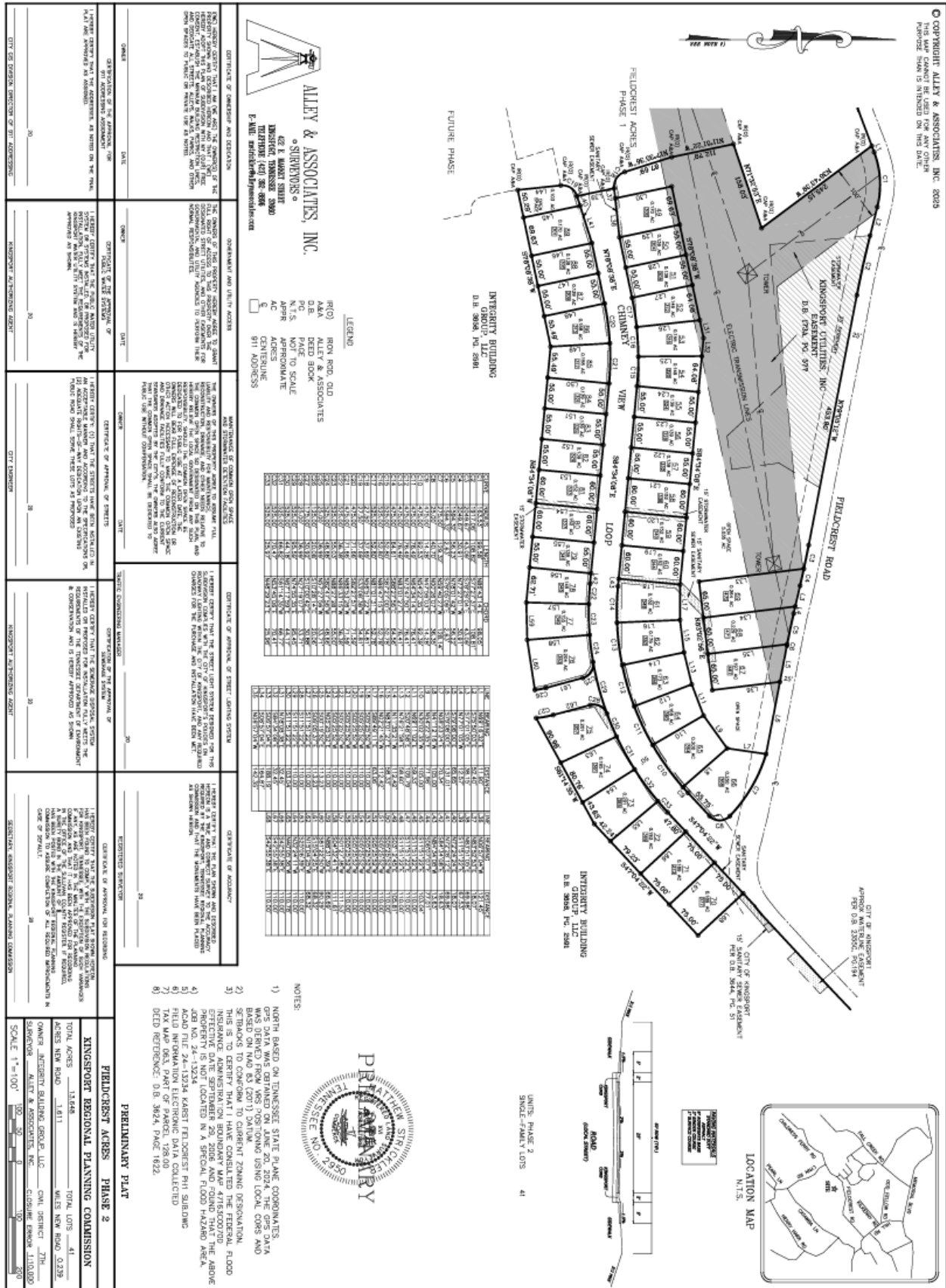
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Municipal Boundary
 JOHNSON CITY
 KINGSPORT
 MT CARMEL
 CHURCH HILL
 Sewer Mains
 Water Lines

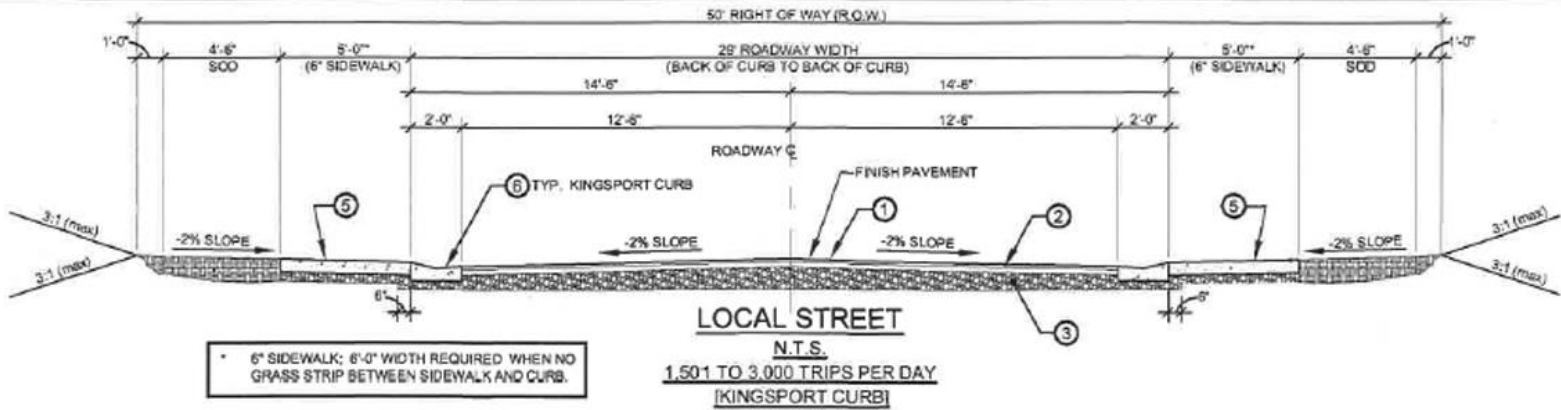
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Fieldcrest Ph. 2 Preliminary

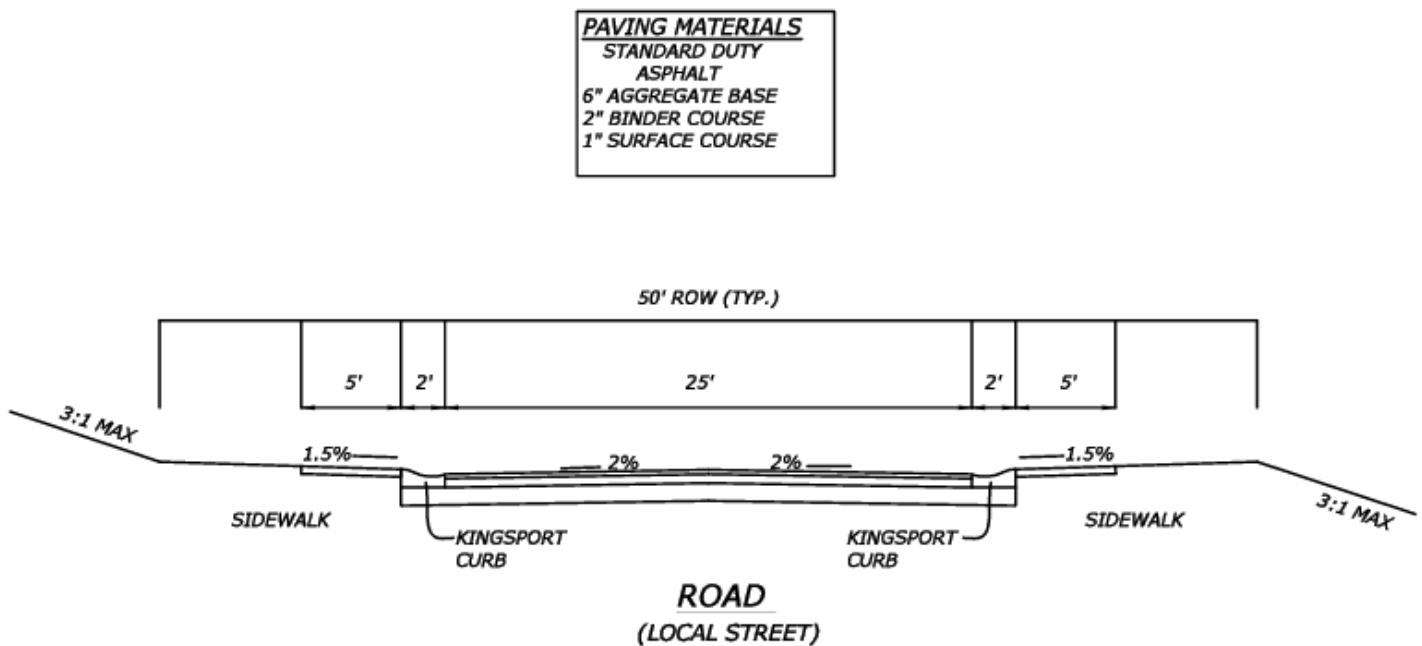


Local Street Cross-Section



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

Proposed Local Street Cross-Section



Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation:

Staff recommends granting preliminary plat approval for Fieldcrest Acres Phase 2 contingent upon the construction plans being approved.