

PROPERTY INFORMATION:**Miller Park Open Space Adjustment**

ADDRESS:	Ridge Park Rd. & Valley Parke Rd. Kingsport, TN
DISTRICT, LAND LOT:	14 th Civil District
OVERLAY DISTRICT:	Gateway District
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	PD, Planned Development
ACRES:	+/- 39.969
EXISTING USE:	Residential
PROPOSED USE:	Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The Miller Parke residents & HOA are seeking to adjust the amount of open space currently present. Per the zoning code certain amendments to development plans, such as the adjustment of open space, must be made only by official action of the planning commission.

The development currently has a density of 2.37 units per acre and open space designation of 50.23%, or +/- 20.08 acres. With the adjustments to the open space, the new open space designation would be 16.96%, or +/- 6.780 acres. This new open space designation would still permit the current density of 2.37 units per acre.

Staff recommends approving the adjustment of open space to the Miller Parke development plan.

Miller Parke Vicinity Map



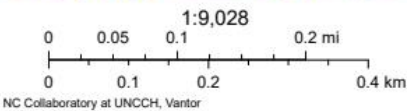
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Sullivan County Parcels Jan 2023 Streets

- Parcels
- Municipal Boundary
- KINGSPORT

- Interstate
- Minor Arterial

- Local Street
- Ramp



Web AppBuilder for ArcGIS

Miller Parke Zoning PD - Planned Development



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Sullivan County Parcels Jan 2023

Parcels

City Zoning

TA/C

A-1

B-3

B-4P

M-1R

MX

P-1

PD

R-1B

R-3

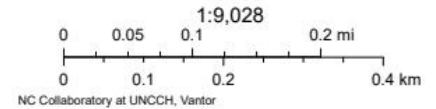
Streets

Interstate

Minor Arterial

Local Street

Ramp



NC Collaboratory at UNCCH, Vantor

Web AppBuilder for ArcGIS

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 THE MAP SHOWN HEREIN IS NOT A FINAL MAP
 THE MAP SHALL BE USED FOR INFORMATION ONLY

LINE TABLE

LINE NO.	LINE TYPE	LINE DESCRIPTION	LINE LENGTH
1	1"	1" LINE	1.00
2	2"	2" LINE	2.00
3	3"	3" LINE	3.00
4	4"	4" LINE	4.00
5	5"	5" LINE	5.00
6	6"	6" LINE	6.00
7	7"	7" LINE	7.00
8	8"	8" LINE	8.00
9	9"	9" LINE	9.00
10	10"	10" LINE	10.00
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100	100"	100" LINE	100.00

CURVE TABLE

CURVE NO.	CURVE TYPE	CURVE DESCRIPTION	CURVE LENGTH
1	1"	1" CURVE	1.00
2			

Recommendation:

Staff recommends approving the adjustment of open space to the Miller Parke development plan.