

<b>PROPERTY INFORMATION</b>	<b>Riverbend Townhomes Preliminary PD</b>
<b>ADDRESS</b>	<b>Riverbend Drive</b>
<b>DISTRICT, LAND LOT OVERLAY DISTRICT</b>	<b>11<sup>th</sup> Civil District, TM 077H, Group C, Parcel 002.30 Not Applicable</b>
<b>EXISTING ZONING</b>	<b>PD</b>
<b>PROPOSED ZONING</b>	<b>N/A</b>
<b>ACRES</b>	<b>+/-6.954</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**APPLICANT: Land Star LLC**

**ADDRESS:**

**REPRESENTATIVE: Mattern and Craig**

**PHONE: 423-979-2220**

**INTENT**

The applicant is requesting Preliminary Planned Development plat approval for the Riverbend Townhomes located off of Riverbend Drive.

The proposal consists of 45 new units located on +/-6.954 acres with 5.40 acres being disturbed.

The plan shows 25' periphery setback as well as the areas designated for open space. Required open space for 8 units/acre is 35%. 3.494 acres is dedicated to open space resulting in a maximum allowance of 7.32 units per acre with 57% open space. There are 45 total units.

The overall length in street is 760.98' and the cul-de-sac meets the minimum subdivision requirements. The 10' indication on the back of each unit is just to identify a flat yard area.

Staff recommends granting preliminary plat approval for the Riverbend Preliminary PD development.

Site Map



10/30/2023, 11:18:36 AM

Sullivan County Parcels Jan 2023

Parcels

Urban Growth Boundary

Streets

Interstate

Expressway

Major Arterial

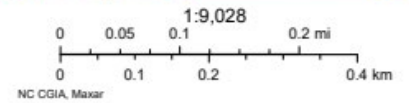
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



Web AppBuilder for ArcGIS

Zoning

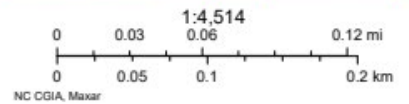


10/30/2023, 11:26:57 AM

Sullivan County Parcels Jan 2023

- Parcels
- Kpt 911 Address
- City Zoning
- <Null>

TA/C	A-1	B-2	B-4P	M-1	P-1	PD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD*	PUD



Web AppBuilder for ArcGIS

Future Land Use



10/30/2023, 11:28:59 AM

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

Future Land Use

Agri/Vacant

Single Family

Multi-Family

Industrial

Retail/Commercial

Public

Utilities

Urban Growth Boundary

Streets

Interstate

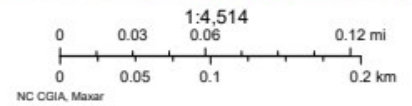
Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street



Web AppBuilder for ArcGIS

Utilities



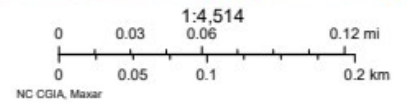
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Sullivan County Parcels Jan 2023

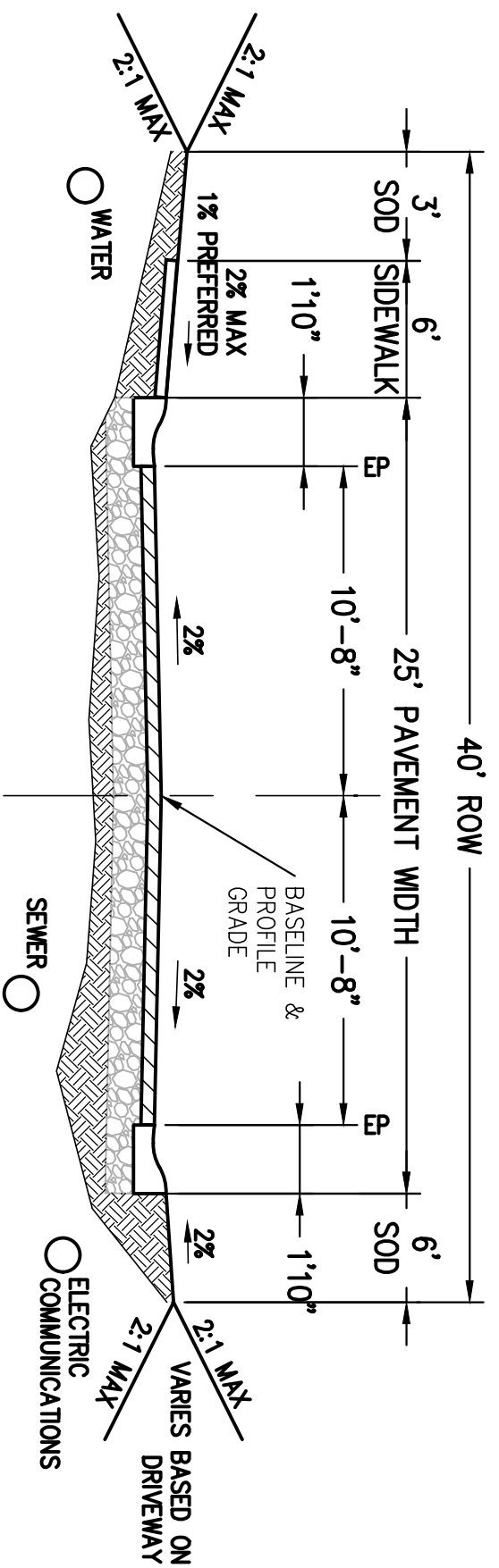
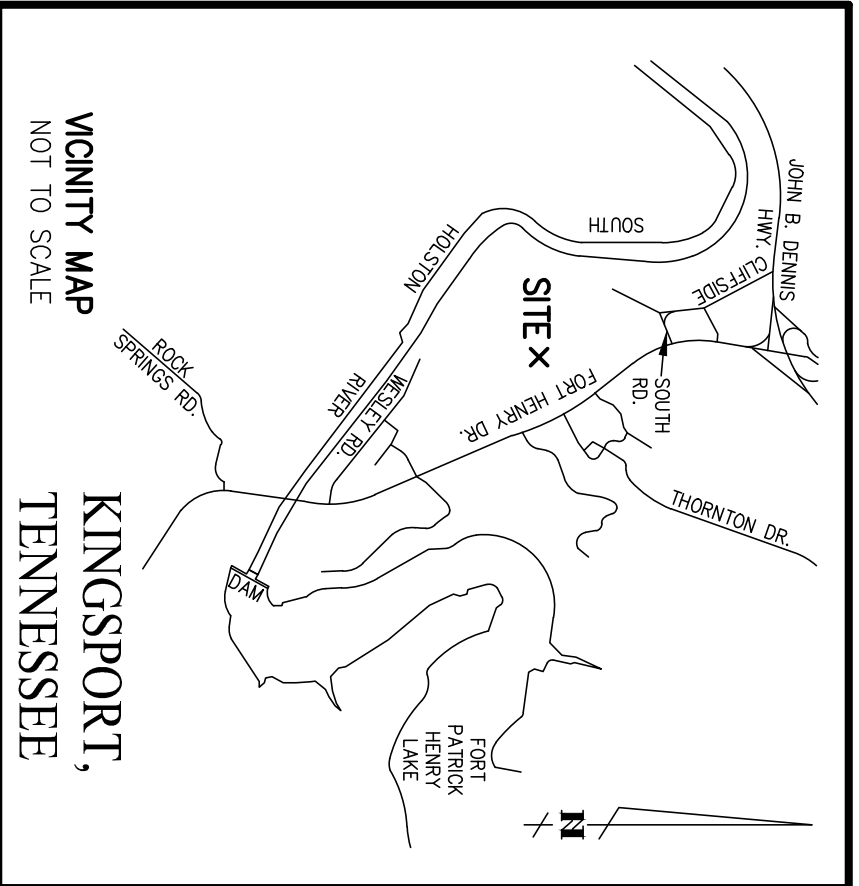
- Parcels
- Kpt 911 Address
- Sewer Mains

- Water Lines
- Urban Growth Boundary
- Streets
- Interstate

- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp



Web AppBuilder for ArcGIS



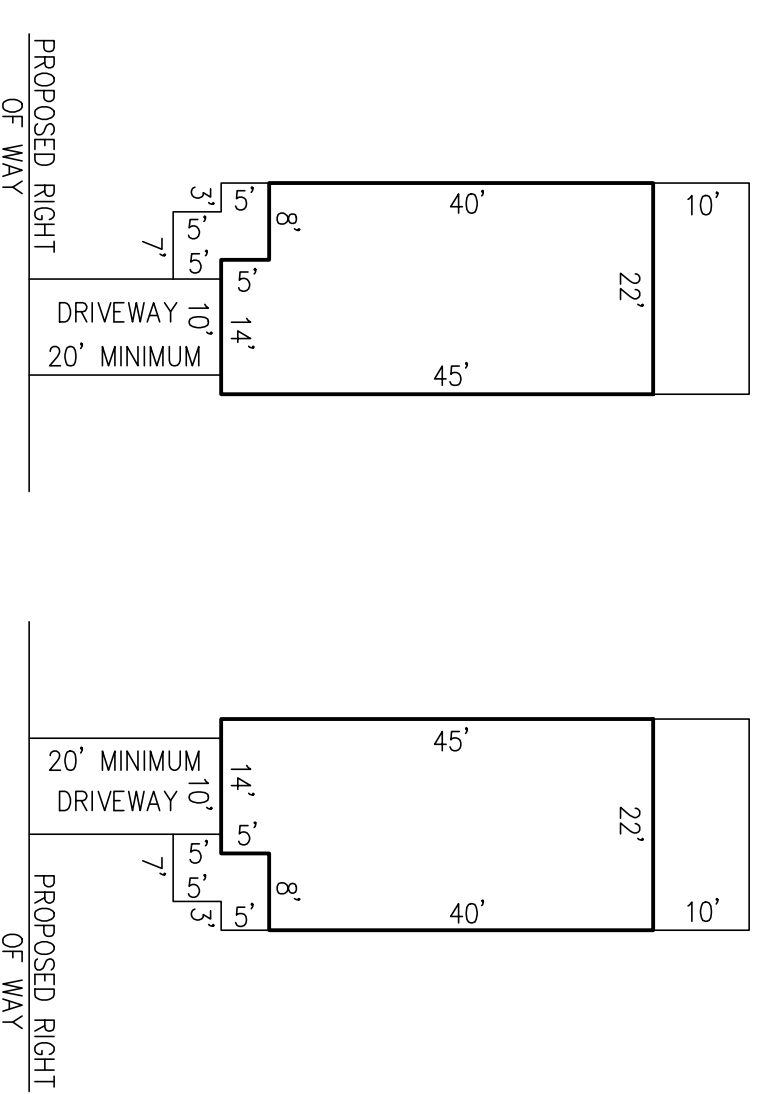
**RIVERSIDE TRAIL  
TYPICAL SECTION**  
(RESIDENTIAL STREET)

**LEGEND**

- ☒ PROPOSED CONCRETE MONUMENT
- EXISTING FIRE HYDRANT
- ♿ DESIGNATED HANDICAP PARKING SPACE
- ▭ EXISTING TELEPHONE PEDESTAL
- Ⓢ SANITARY SEWER MANHOLE: EXISTING, PROPOSED
- Ⓢ PROPOSED STORM DRAIN MANHOLE
- Ⓢ PROPOSED WATER METER
- Ⓢ PROPOSED SANITARY SEWER CLEAN OUT
- ↖ END OF PIPE NOT LOCATED (GENERAL DIRECTION IS SHOWN)
- ① UNIT NUMBER
- (SIZE) SD EXISTING STORM STRUCTURE & DRAIN PIPE
- SD PROPOSED STORM STRUCTURE & DRAIN PIPE
- W EXISTING WATER LINE
- 8"W PROPOSED 8" WATER LINE
- S EXISTING SANITARY SEWER LINE
- 8"S PROPOSED 8" SANITARY SEWER LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- UC EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- X-X EXISTING FENCE LINE

**NOTES:**

1. OWNER/DEVELOPER: LAND STAR DEVELOPMENT, LLC, 367 HOG HOLLOW ROAD, JOHNSON CITY, TENNESSEE 37615. PROPERTY REFERENCE: BEING A PORTION OF THE PROPERTY CONVEYED IN BOOK 3518, PAGE 1327 AND BEING LOT 7, "PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC, PLAT BOOK P58, PAGE 271.
2. TOTAL ACREAGE OF SURVEYED PROPERTY IS 6.954 ACRES.
3. TOTAL DISTURBED ACREAGE: 5.40 ACRES.
4. CONTOURS FROM THE USGS LIDAR 2016 AND ARE SHOWN AT 5' INTERVALS. VERTICAL DATUM IS NAVD88.
5. CURRENT AND PROPOSED ZONING: KINGSPORT, TENNESSEE PLANNED DEVELOPMENT DISTRICT (PD). SETBACKS: PERMETER-25'.
6. THE SURVEYED PROPERTY IS SHOWN AS BEING IN "OTHER AREAS ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE. MAP NUMBER 47163C00450. EFFECTIVE DATE SEPTEMBER 29, 2006.
7. PLAT DATE NOVEMBER 7, 2023.
8. ALL WATER LINE EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
9. ALL SANITARY SEWER EASEMENTS SHALL BE PUBLIC AND DEDICATED TO THE CITY OF KINGSPORT.
10. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE AND DEDICATED TO THE SUBDIVISION HOMEOWNERS ASSOCIATION. ALL STORMWATER OUTSIDE OF PUBLIC ROW ARE TO BE PRIVATELY OWNED, OPERATED, AND MAINTAINED.
11. 48" CMP STORM SEWER LOCATIONS SCALED FROM A PLAN OF "RIVERBEND - EPCON PHASE 1" BY EDWARDS ENGINEERING, PLLC. WITH A REVISION DATE OF 9/10/09 AND PROVIDED BY THE CITY OF KINGSPORT ENGINEERING DEPARTMENT.
12. UNDERGROUND ELECTRICAL UNITS AND COMMUNICATION LOCATIONS ESTIMATED FROM A PLAN OF CIVIL SITE PLANS RIVERBEND COMMERCIAL PROJECT - ROAD 'B' BY HIGHLANDS ENGINEERING, LLC WITH A DATE OF 5/6/15.
13. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING OPEN SPACE.
14. THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
15. AREAS AND DENSITY:  
TOTAL DEVELOPMENT - 6.954 ACRES  
RIGHT OF WAY - 0.804 ACRES
16. OVERALL LENGTH IN STREET - 760.98'
17. OVERALL LENGTH IN RIGHT OF WAY - 766.65'
18. OVERALL LENGTH IN RIGHT OF WAY - 766.65'
19. RADIUS OF THE CUL-DE-SAC RIGHT OF WAY IS 50'
20. RADIUS OF THE CUL-DE-SAC PAVEMENT IS 42.5'
21. TOTAL NUMBER OF UNITS IS 45.
22. TWO PARKING SPOTS ARE PROVIDED FOR EACH UNIT. (ONE EACH IN THE DRIVEWAY AND GARAGE OF EACH UNIT).



**UNIT  
TYPICAL DIMENSIONS**

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	88°33'47"	20.00'	30.91'
C2	88°34'11"	118.50'	183.18'
C3	100°49'17"	81.50'	143.41'
C4	83°2'54"	118.50'	17.68'
C5	42°34'10"	67.17'	49.90'
C6	262°25'12"	50.00'	229.00'
C7	48°23'56"	75.00'	63.35'
C8	100°49'17"	121.50'	213.80'
C9	86°36'11"	78.50'	118.65'
C10	93°24'13"	20.00'	32.60'
C11	90°00'00"	100.00'	157.08'
C12	100°49'17"	100.00'	175.97'
C13	90°00'00"	100.00'	15.71'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 63°23'42" E	49.42'
L2	N 74°35'16" E	49.65'



403 EAST MARKET STREET  
JOHNSON CITY, TENNESSEE 37601  
(423) 979-2220  
FAX (423) 979-2222

CERTIFICATE OF OWNERSHIP AND DEDICATION

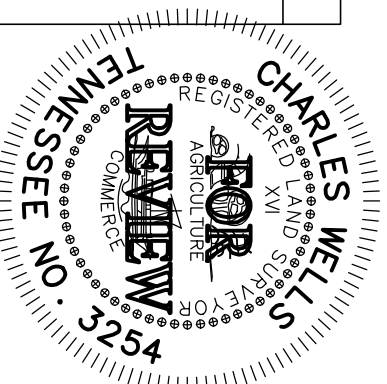
(I/WE) HEREBY CERTIFY THAT I (AM/WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT (I/WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH (MY/OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_

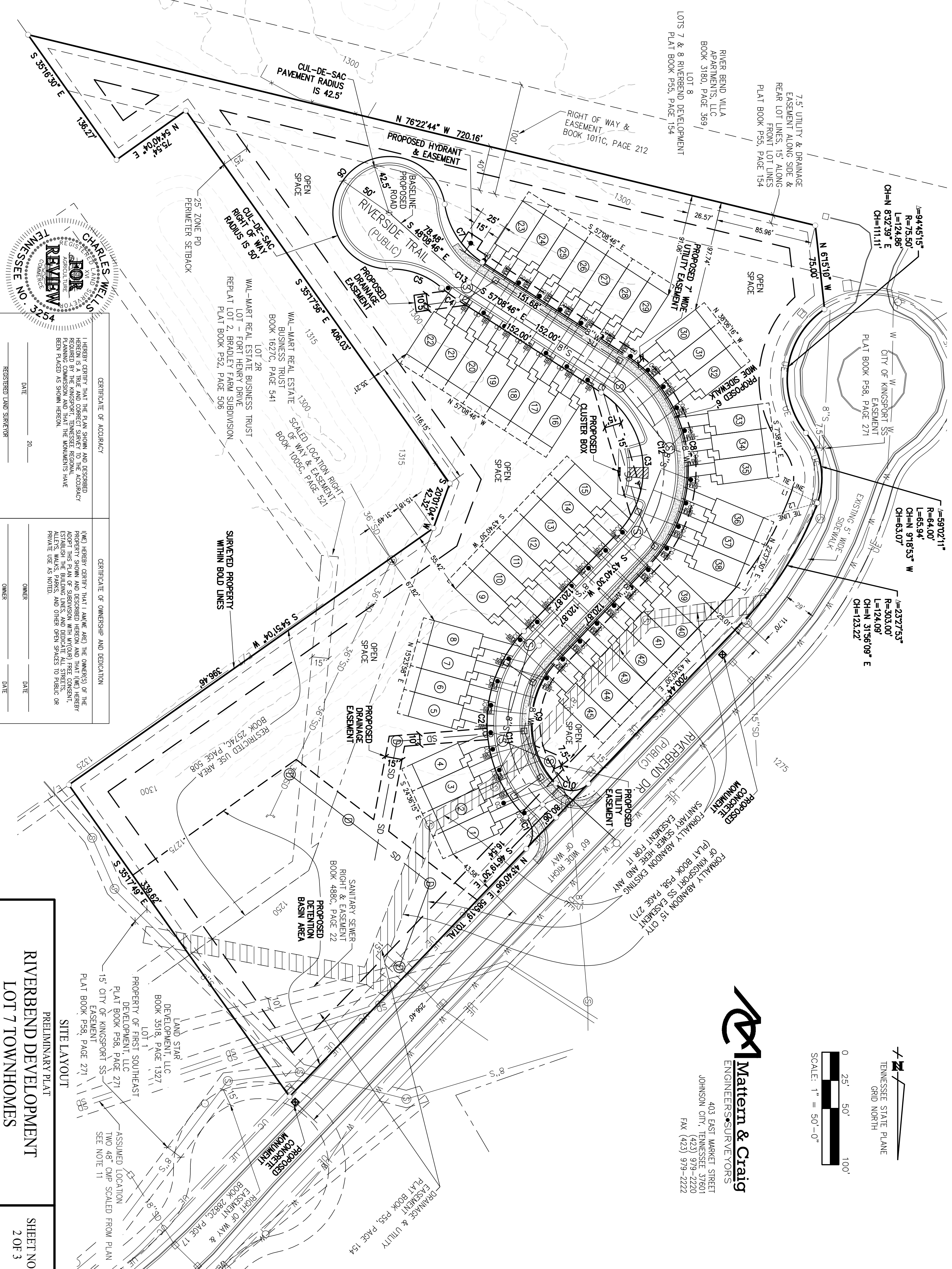


COVER

PRELIMINARY PLAT  
**RIVERBEND DEVELOPMENT**  
**LOT 7 TOWNHOMES**

- SHEET INDEX**
1. COVER
  2. SITE LAYOUT
  3. OPEN SPACE AREAS

SHEET NO.  
1 OF 3



**CHARLES WELLS**  
 REGISTERED LAND SURVEYOR  
 TENNESSEE NO. 3254

FOR REVIEW

AGRICULTURE  
 COMMERCIAL  
 RESIDENTIAL

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPOINT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

REGISTERED LAND SURVEYOR: \_\_\_\_\_  
 DATE: 20\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

(IME) HEREBY CERTIFY THAT I AM/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROPOSED CONCRETE MONUMENT SANITARY SEWER HERE AND ANY FORMALLY ABANDON EXISTING (PLAT BOOK P58, PAGE 271) EASEMENT FOR IT**

**FORMALLY ABANDON 15' CITY OF KINGSPOINT SS EASEMENT (PLAT BOOK P58, PAGE 271)**

**PROPOSED CONCRETE MONUMENT**

**DRAINAGE & UTILITY EASEMENT PLAT BOOK P55, PAGE 154**

**LAND STAR DEVELOPMENT, LLC**  
 BOOK 3518, PAGE 1327  
 LOT 1

**PROPERTY OF FIRST SOUTHEAST DEVELOPMENT, LLC**  
 PLAT BOOK P58, PAGE 271  
 CITY OF KINGSPOINT SS EASEMENT  
 PLAT BOOK P58, PAGE 271

**PRELIMINARY PLAT**

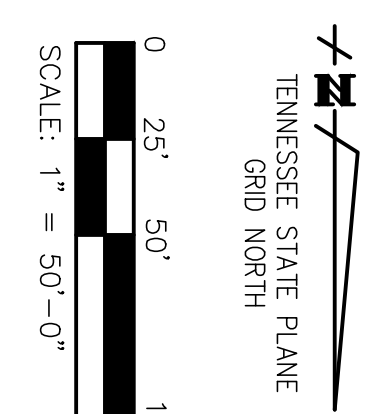
**RIVERBEND DEVELOPMENT**

**LOT 7 TOWNHOMES**

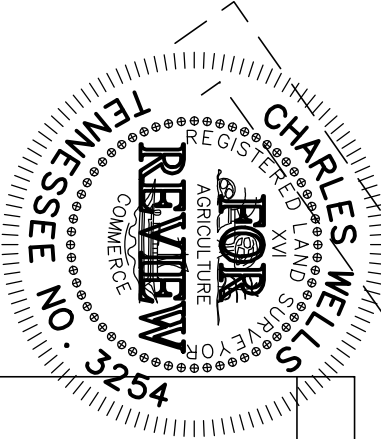
**SHEET NO. 2 OF 3**

**Matthew & Craig**  
 ENGINEERS•SURVEYORS

403 EAST MARKET STREET  
 JOHNSON CITY, TENNESSEE 37601  
 (423) 979-2220  
 FAX (423) 979-2222



RIVER BEND VILLA  
APARTMENTS, LLC  
BOOK 3180, PAGE 369  
LOT 8  
LOTS 7 & 8 RIVERBEND DEVELOPMENT  
PLAT BOOK P55, PAGE 154



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.

DATE: 20

REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

(WE) HEREBY CERTIFY THAT I (AM) WE (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OPEN SPACE  
(GRAY OVERLAY)  
3.411 ACRES

SURVEYED PROPERTY  
WITHIN BOLD LINES

WAL-MART REAL ESTATE  
BUSINESS TRUST  
BOOK 1627C, PAGE 541  
LOT 2R  
WAL-MART REAL ESTATE BUSINESS TRUST  
LOT - FORT HENRY DRIVE  
REPLAT LOT 2, BRADLEY FARM SUBDIVISION  
PLAT BOOK P52, PAGE 506

RESTRICTED USE AREA  
BOOK 2574C, PAGE 508

25' FROM BUILDING (TYPICAL)

OPEN SPACE  
(GRAY OVERLAY)  
0.042 ACRE

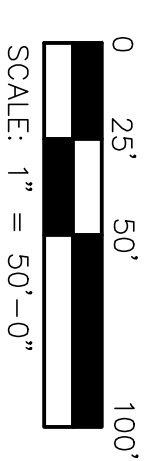
60' WIDE RIGHT  
OF WAY

RIVERBEND DR.  
(PUBLIC)

OPEN SPACE (GRAY OVERLAY)  
0.041 ACRE

RIVERSIDE TRAIL  
(PUBLIC)  
BASELINE  
PROPOSED  
ROAD

TENNESSEE STATE PLANE  
GRID NORTH



**PC1** Mattern & Craig  
ENGINEERS • SURVEYORS

403 EAST MARKET STREET  
JOHNSON CITY, TENNESSEE 37601  
(423) 979-2220  
FAX (423) 979-2222

AREAS DESIGNATED AS OPEN SPACE

PRELIMINARY PLAT

RIVERBEND DEVELOPMENT  
LOT 7 TOWNHOMES

SHEET NO.  
3 OF 3

LAND STAR  
DEVELOPMENT, LLC  
BOOK 3518, PAGE 1327  
LOT 1  
PROPERTY OF FIRST SOUTHEAST  
DEVELOPMENT, LLC  
PLAT BOOK P58, PAGE 271







**Conclusion**

Staff recommends granting preliminary PD plat approval for the Riverbend Townhomes Development.