

PROPERTY INFORMATION

Project	The Arbor Town Homes Final Plat
DISTRICT, OVERLAY DISTRICT	Off Riverbend Drive 11th Civil District
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	6.954
EXISTING USE	Vacant
PROPOSED USE	45 townhome units

APPLICANT: Land Star (applicant/owner/developer)

REPRESENTATIVE: George Smith &
Brandon Stamper

INTENT

The applicant is requesting final plat approval of The Arbor Town Homes final plat. The site is located off Riverbend Drive along the new Wenna Way.

This final plat contains 45 townhome units along the new residential street of Wenna Way.

The plan shows the required 25' development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 50% of the phase or 3.5 acres. This qualifies the development for a density of up to 10 units per acre. The proposed density of the development is 6.5 units per acre.

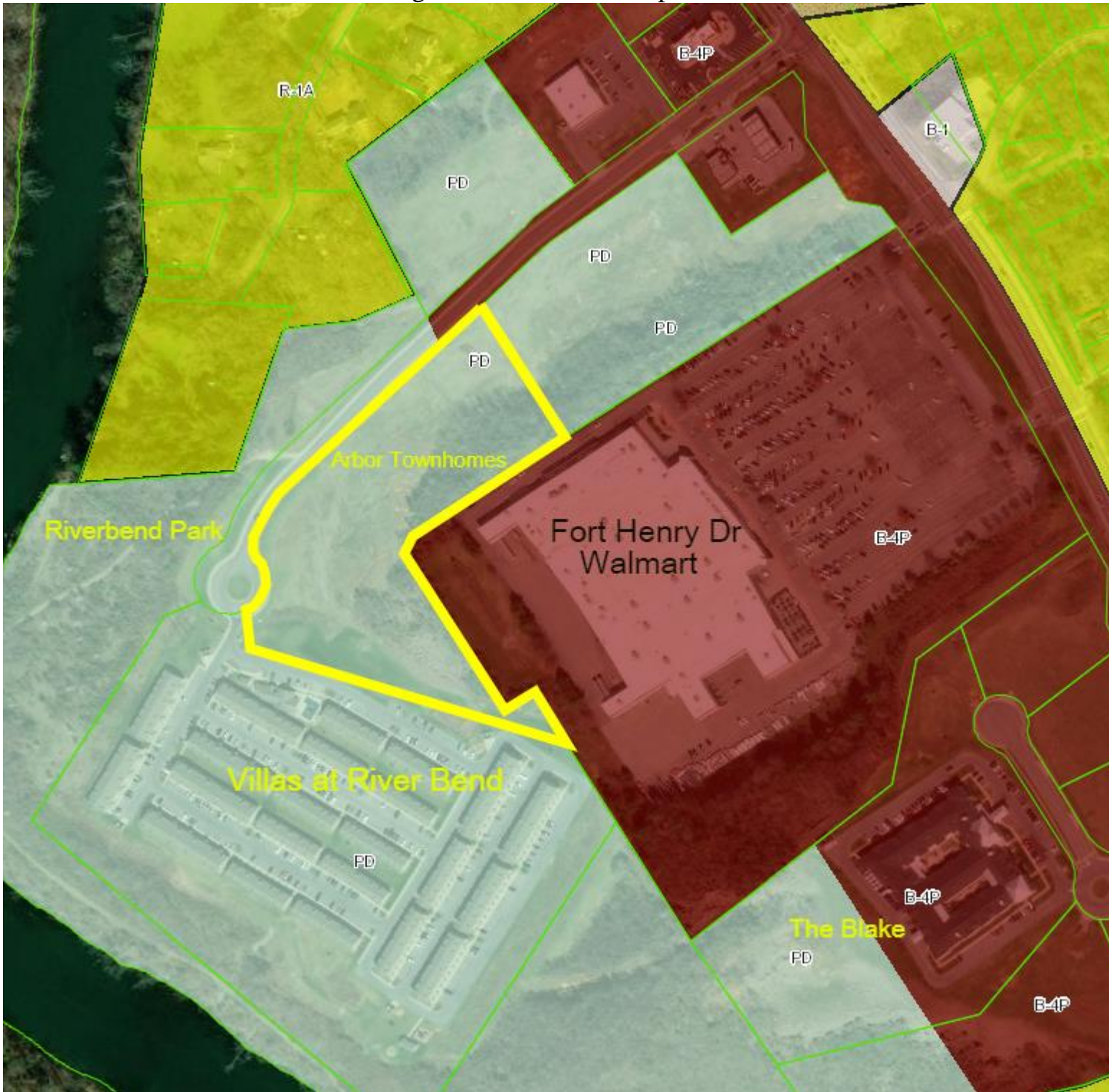
The owner/developer of the site has requested that the Planning Commission accept a surety bond for the remaining on-site improvement. The sole remaining on-site improvements are the sidewalk, pavement markings, and small amount of curb to be repaired. The estimate for the guarantee of improvements is \$118,746.96

Staff recommends granting final plat approval contingent upon the surety bond being submitted and approved in a form acceptable to the City Attorney. At the time of this report, the developer is finalizing several stormwater infrastructure items that are not included on the bond estimate. It is anticipated that the surety bond estimate for \$118,746.96 will be accurate in time for the Commission's regular meeting. Staff is monitoring and will update the Commission as needed.

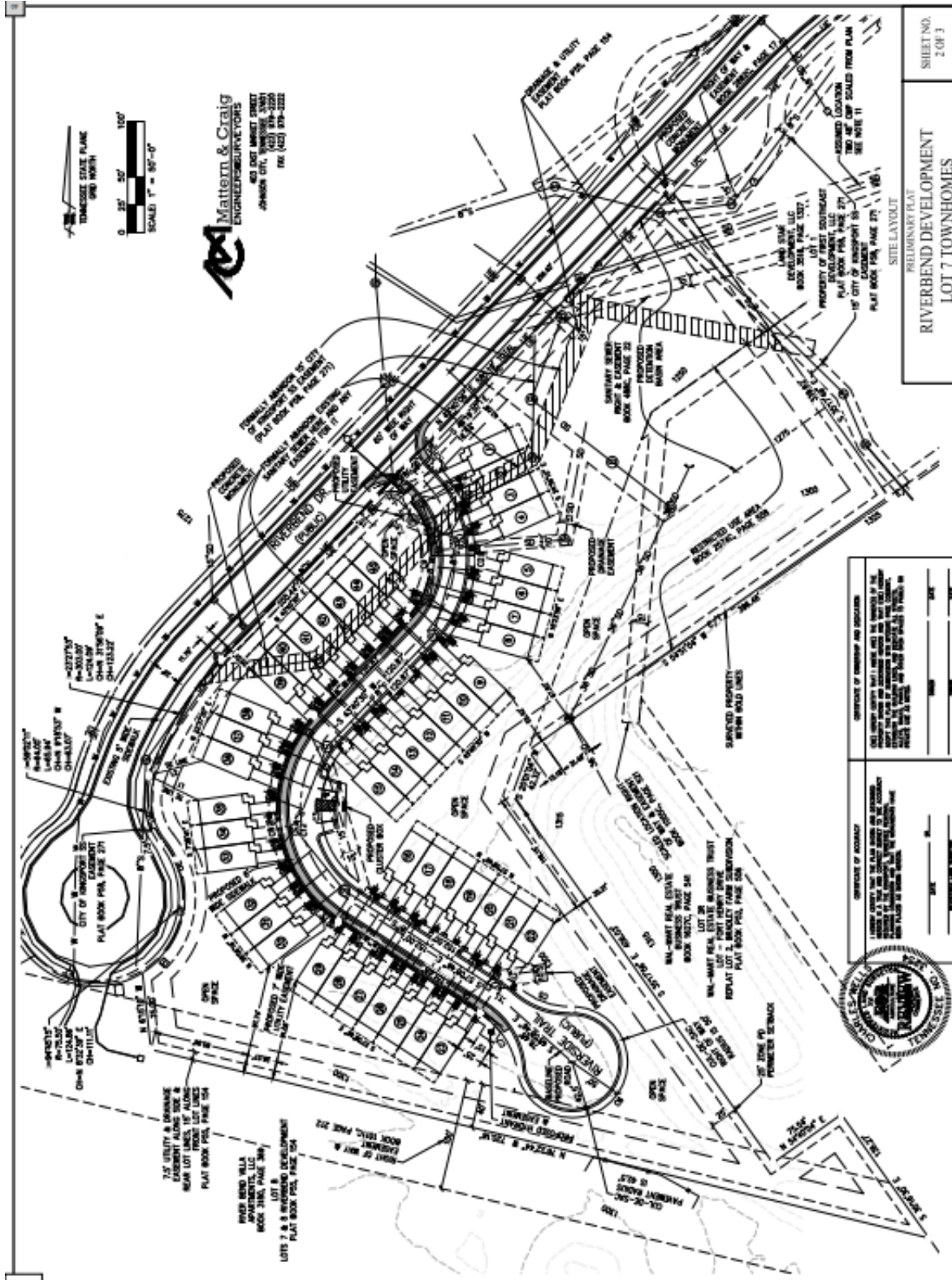
Vicinity Map



Zoning: PD, Planned Development



Preliminary Plat Approved November 2023



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on September 19, 2024

View from Riverbend Drive



Entrance to Wenna Way



Recommendation

Staff recommends granting final plat approval for The Arbor Town Homes Final PD plat based upon conformance with the preliminary approval and the PD zone standards and contingent upon receiving the surety bond in a form acceptable to the City Attorney. *The proposed surety bond approval is the next item to be considered on the agenda.*