

<b>Property Information</b>	Taylor Ridge Subdivision Concept	
<b>Address</b>	Sullivan Gardens PKWY 3725	
<b>Tax Map, Group, Parcel</b>	Tax Map 090 Parcel 059.00	
<b>Civil District</b>	13 <sup>th</sup> Civil District	
<b>Overlay District</b>	N/A	
<b>Land Use Designation</b>	Single Family	
<b>Acres</b>	+/- 90	
<b>Owner/ Applicant Information</b>		
<b>Name:</b> T1V Properties Inc. <b>Address:</b> 1300 Jan Way <b>City:</b> Kingsport <b>State:</b> TN <b>Zip Code:</b> 37664		
<b>Planning Department Recommendation</b>		
<b>(Approve, Deny, or Defer)</b> <b>The Kingsport Planning Division recommends approval for the following reasons:</b> <ul style="list-style-type: none"> <li>• The proposed density and street cross-sections are compatible with County A-1 Zoning and the Kingsport Subdivision Regulations.</li> <li>• All city staff have reviewed the concept plan and send a positive recommendation for concept plan approval.</li> </ul>		
<b>Staff Field Notes and General Comments:</b> The Concept Plan submission is <i>optional</i> but allows the subdivider and city officials to save time and prevent costly revisions to the formal application for plat approval later on. The Concept Plan should show the entire tract and contain the following: <ul style="list-style-type: none"> <li>• The location of the proposed subdivision in relation to the neighborhood in which it is located.</li> <li>• A simple plan showing general layout of lots and streets, major drainage ways and other features relevant to existing conditions on the site and adjoining street system.</li> <li>• General subdivision data including land characteristics, proposed community facilities and utilities, typical building sites, street widths, street cross sections, total proposed disturbance, and contours where necessary.</li> </ul> <p>Beginning at Sullivan Gardens Parkway and ending at Lot 38 the roadway would need to be a residential street at a minimum. The proposal calls for a local street cross section, which will exceed minimum standards. Every additional roadway past lot 38 could qualify as a residential lane if desired based upon the number of trips generated by the remaining lots.</p>		
<b>Planner:</b> Samuel Cooper		<b>Date:</b> 3/20/2025
<b>Planning Commission Action</b>		<b>Meeting Date</b> 3/20/2025
<b>Approval:</b>		
<b>Denial:</b>	<b>Reason for Denial:</b>	
<b>Deferred:</b>	<b>Reason for Deferral:</b>	

**REPRESENTATIVE:** T1V Properties, Inc.

**PHONE:** N/A

**INTENT**

The owner of Tax Map 090 Parcel 059.00, located in Kingsport's Urban Growth Boundary, is seeking concept plan approval from the Kingsport Regional Planning Commission. This is the same property that was brought before the Commission last year for a county rezoning proposal from A-1 to M-2. Things have changed since then and now the applicant is wanting to construct a residential development containing 43 lots.

Sullivan County's Planning Department has confirmed that their A-1 zone can handle this type of development. Furthermore, Kingsport Water Services has confirmed that the property is served with both Kingsport water and sanitary sewer.

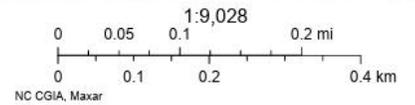
Taylor Ridge Site Map



2/14/2025, 4:12:35 PM

Sullivan County Parcels Jan 2023

- Parcels
- Urban Growth Boundary



Web AppBuilder for ArcGIS

Taylor Ridge Utilities



2/14/2025, 4:18:22 PM

Sullivan County Parcels Jan 2023

Parcels

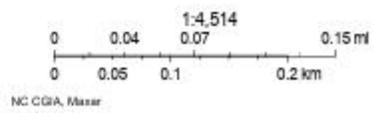
Sewer Manholes

Sewer Mains

Water Lines

Urban Growth Boundary

Kpt 911 Address



Taylor Ridge Future Land-Use



2/14/2025, 4:21:08 PM

Sullivan County Parcels Jan 2023

Parcels

Future Land Use

Agri/Vacant

Industrial

Multi-Family

Public

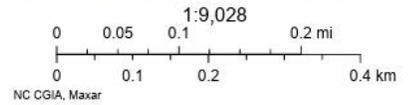
Retail/Commercial

Single Family

Single and Multi-Family

Utilities

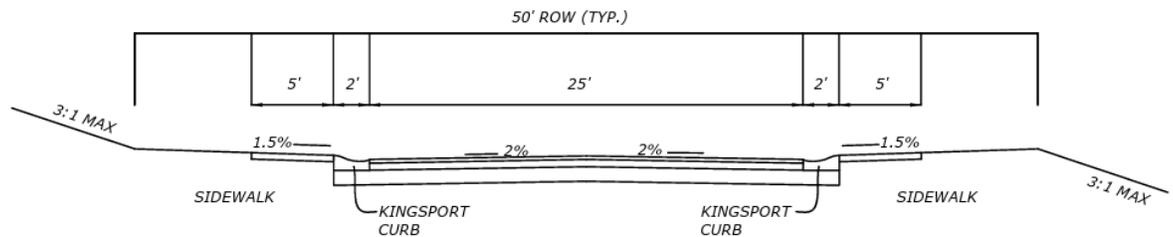
Urban Growth Boundary



Web AppBuilder for ArcGIS

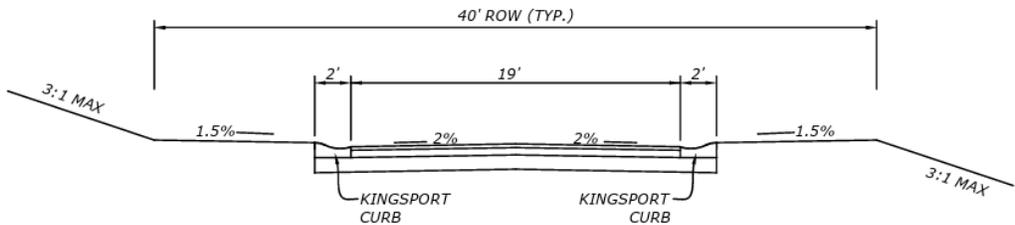


**Proposed Street Cross-Sections**



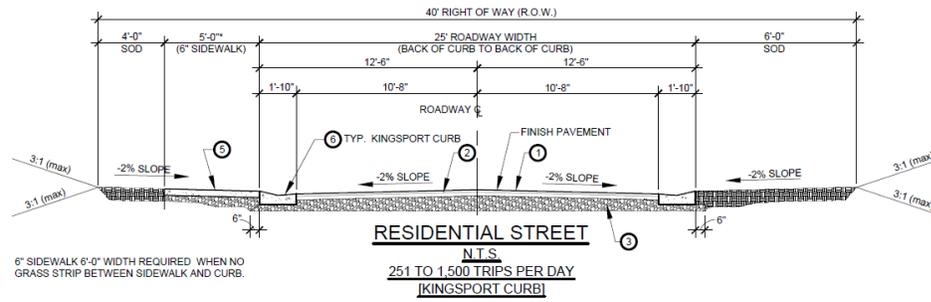
**ROAD A**  
(LOCAL STREET)

**PAVING MATERIALS**  
STANDARD DUTY  
ASPHALT  
6" AGGREGATE BASE  
2" BINDER COURSE  
1" SURFACE COURSE

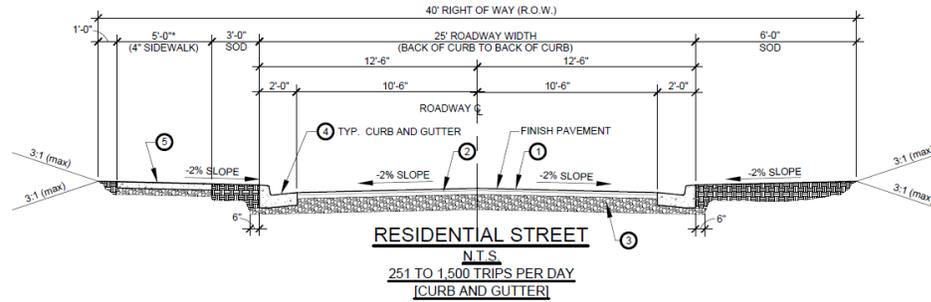


**ROAD B**  
(LANE)

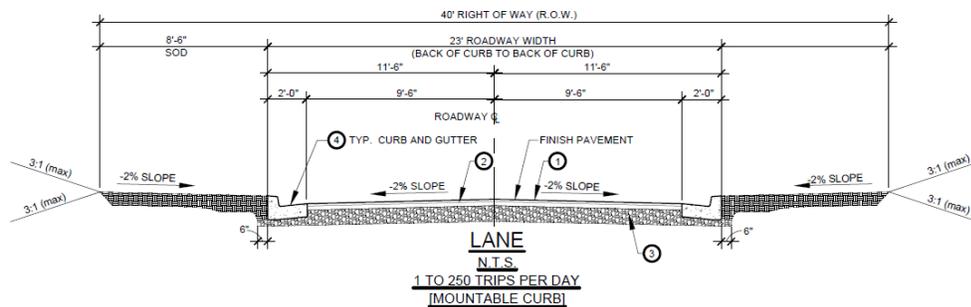
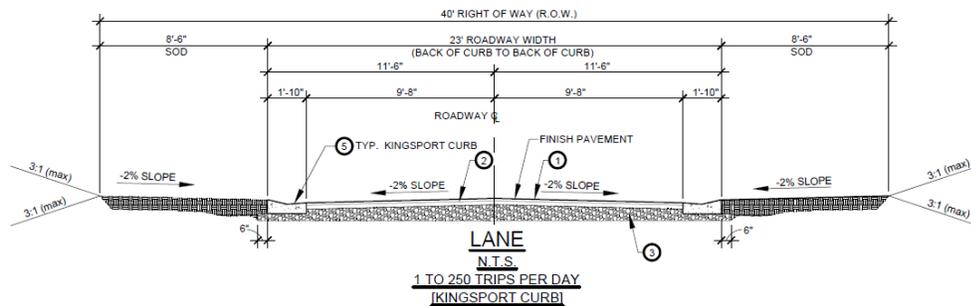
Subdivision Regulation Cross-Sections



\* 6" SIDEWALK 6'-0" WIDTH REQUIRED WHEN NO GRASS STRIP BETWEEN SIDEWALK AND CURB.



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



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2. 2" BINDER	
3. 6" AGGREGATE BASE	
4. CONCRETE CURB & GUTTER - SEE CITY OF KINGSPORT CONSTRUCTION SPECIFICATIONS, LATEST EDITION.	

**View Toward Subdivision Site (From Sullivan Gardens Parkway)**



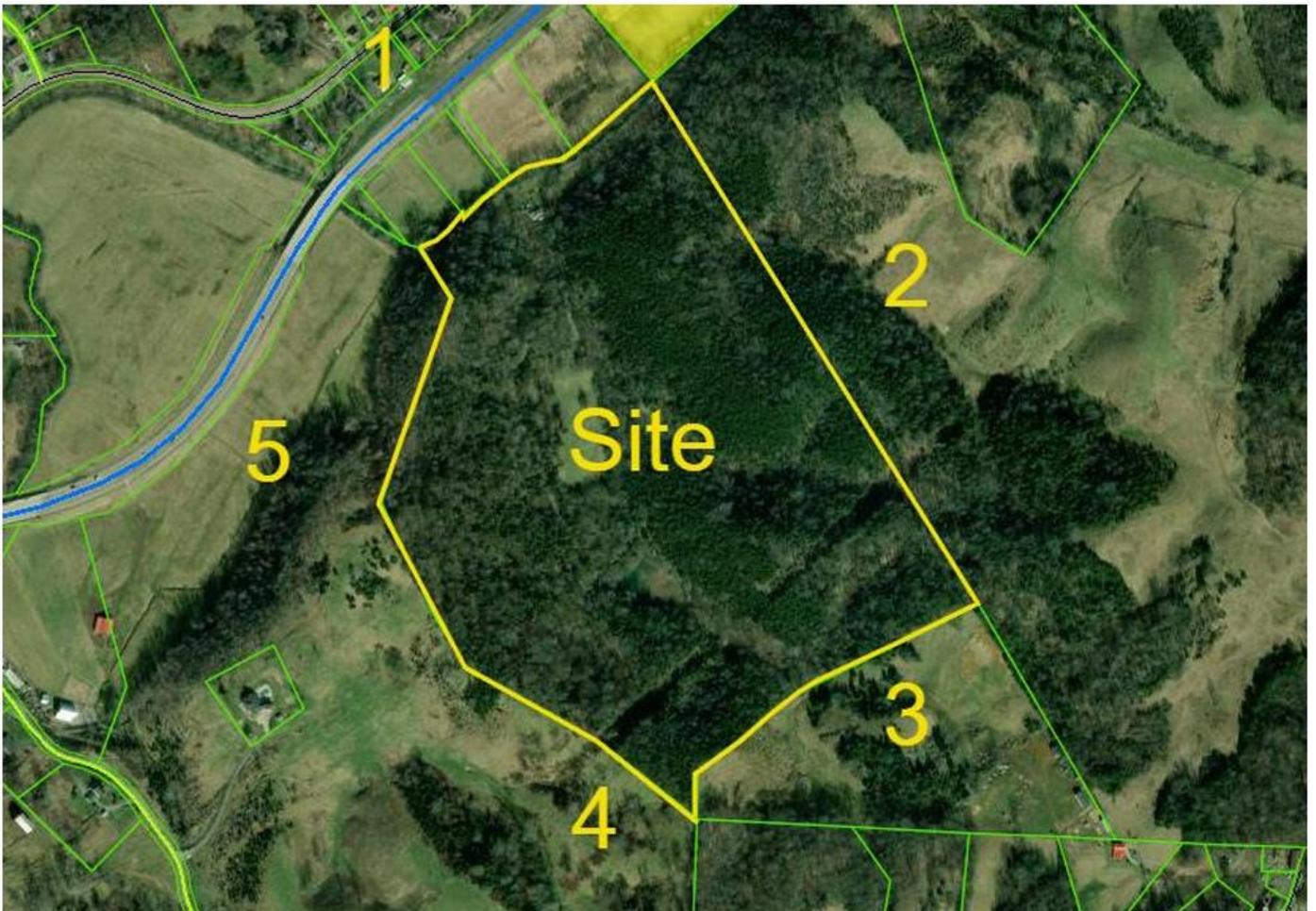
**View Toward Opposite Side of Sullivan Gardens Parkway**



View of House with Garage on the Property (Proposed subdivision area in Background)



Existing Uses Location Map



Existing Zoning/ Land Use Table

Location	Parcel/ Zoning Petition	Zoning / Name	History Zoning
North	1	<u>Zone: County R-1</u> Use: Residential	n/a
East	2	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
Southeast	3	<u>Zone: County A-1</u> Use: Ag/ vacant	n/a
South	4	<u>Zone: County A-1</u> Use: Low density residential	n/a
West	5	<u>Zone: County A-1</u> Use: Low density residential	n/a

**Recommendation**

Staff recommends granting concept plan approval for the Taylor Ridge Subdivision based upon conformance with the Concept Plan content requirements.