AGENDA ACTION FORM

Consideration of a Resolution to Authorize the Mayor to Sign All Documents Necessary to Enter into a Materials Agreement with Landstar LLC Related to the Airport Parkway Residential Development

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager

Action Form No.: AF-317-2025		Final Adoption:	November 18, 2025
Work Session: November 17, 2025		Staff Work By:	Garret Burton
First Reading: N/A		Presentation By:	Ryan McReynolds

Strategic Focus Area: 6. Strong & Vibrant Neighborhoods

Recommendation:
Approve the Resolution

Executive Summary:
If approved, the City will enter into a Materials Agreement with Landstar LLC related to the Airport Parkway Residential Development in the amount of $371,076.39.

In an effort to promote smart growth and infill development as well as encourage the new housing market within the Kingsport city limits, the City of Kingsport passed the Materials Agreement Policy as set forth in Resolution 2007-084. Developers have the opportunity to enter into an agreement with the City whereas the City furnishes the water and sewer materials for the developer's use within the developer's proposed subdivision. The developer would be responsible for posting a cash bond covering the cost of the materials that would be available for refund (minus sales tax) once the project is completed and has been approved by the City Engineer and the Regional Planning Commission.

Pursuant to this policy, Landstar LLC has requested that the proposed Airport Parkway Residential Subdivision, be allowed to participate in the Materials Agreement Program. The total amount of the agreement is proposed at $371,076.39 for a new development with One Hundred and Twelve (112) lots.

To date, including this development, the program has supported 1837 new/proposed lots within the City of Kingsport.

Attachments:
1. Resolution
2. Agreement
3. Cost Table
4. Location Maps
5. Development Chart

	Y	N	O
Baker	__	__	__
Cooper	__	__	__
Duncan	__	__	__
George	__	__	__
Phillips	__	__	__
Mayes	__	__	__
Montgomery	__	__	__