KINGSPORT REGIONAL PLANNING COMMISSION

AGENDA

City Hall – Boardroom

415 Broad Street

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

January 20, 2022

5:30 p.m.

- I. INTRODUCTION AND RECOGNITION OF VISITORS
- II. APPROVAL OF THE AGENDA
- III. APPROVAL OF THE MINUTES OF THE WORK SESSION MEETING ON DECEMBER 13, 2021 AND THE REGULAR MEETING ON DECEMBER 16, 2021.
- IV. CONSENT AGENDA Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.
- V. UNFINISHED BUSINESS
- VI. NEW BUSINESS
- 1-01 Flagship Drive Preliminary Street Dedication (file 21-0286)

The Kingsport Regional Planning Commission is requested to grant Preliminary approval for the Flagship Drive street dedication plat. The property is located inside the City limits, in the 7th Civil District of Sullivan County. (Garland)

1-02 Overhill Drive County Rezoning (file 21-0332)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Sullivan County Commission in support of the rezoning. The property is located outside the City limits, in the 5th Civil District of Sullivan County. (Garland)

- VII. OTHER BUSINESS
- 1-03 Cul-de-sac Dimensional Requirements (Discussion)

The Kingsport Regional Planning Commission is requested to review and discuss proposed culde-sac dimensional requirements. The proposal impacts the Minimum Regulations for Subdivision Development Within the Kingsport Planning Region. (Weems)

1-04 East Center Street Corridor Study (Presentation and Comment)

The Kingsport Regional Planning Commission is requested to receive and comment on the East Center Street Corridor Study. Mr. Kevin Tilbury, AICP from Kimley-Horn will present the findings of the study. (Weems)

Kingsport Regional Planning Commission January 20, 2022 Regular Meeting

VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

IX. ADJOURNMENT

MINUTES OF THE WORK SESSION OF THE KINGSPORT REGIONAL PLANNING COMMISSION

City Hall 415 Broad Street, Kingsport, TN 37660

December 13, 2021

12:00 noon

Members Present

Sam Booher, Chairman Pat Breeding John Moody Sharon Duncan Paula Stauffer Travis Patterson **Members Absent**

Brad Blackwell Phil Rickman James Phillips

Staff Present

Ken Weems, AICP Savannah Garland David Harris **Visitors**

none

At 12:00 p.m., Secretary Weems called the meeting to order. Mr. Weems inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the November 2021 work session or regular meeting. With no corrections identified, Mr. Weems stated that the minutes would be presented during the regular meeting for approval. No official action was taken.

- IV. CONSENT AGENDA Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.
- V. UNFINISHED BUSINESS
- VI. NEW BUSINESS

12-01 Cox Valley Preliminary Planned Development (file 21-0197)

The Kingsport Regional Planning Commission is requested to grant Preliminary PD approval for the Cox Valley Development. The property is located inside the City limits, in the 13th Civil District of Sullivan County. Staff presented the details of the proposal, which consists of 90 units on 18.26 acres. The proposed amount of public street is .09 miles that terminates in a culdesac. The housing units consist of 58 single family homes and 32 multi-family units. The PD density for the site is 5 units per acre and supported by the appropriate amount of open space at 5.4 acres. No official action was taken.

12-02 Miller Parke Rezoning (file 21-0320)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning of the Miller Parke development. The property is located inside the City limits, in the 14th Civil District of Sullivan

County. Staff provided details for the proposal, which will rezone approximately 40 acres from R-1B to PD. Staff stated that the property was last rezoned to R-1B in July of 2020. Staff stated that since the last rezoning, the builder for the development plans on a wider home and desires to take advantage of the PD zone setbacks as compared to the R-1B zone setbacks. Staff noted that enough open space exists to support the 95 single family units contained on the property once the PD zone is installed. No official action was taken.

12-03 Miller Parke Phase 1 Final (file 21-0319)

The Kingsport Regional Planning Commission is requested to grant final plat approval for the Miller Parke Phase 1 Development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. Staff stated that the proposal adds a total of 55 new single family lots along the existing Breckenridge Trace and the new Valley Parke Drive. Staff noted that the same variances granted during preliminary approval are reflected in the final approval. Staff noted that the variances consist of no curb and gutter, no sidewalk, and length of dead end street of over 1,250 feet. The proposed length of Valley Parke Drive is 1,657 feet in total length, identifying a 407' street length variance. Staff recommended approval of the plat consistent with the preliminary approval for the phase. Staff further stated that all major improvements are complete with the exception of the pump station test. After discussion with the Engineering Department, staff recommends final approval, with the same preliminary plat variances, contingent upon the last remaining improvements to be approved by the Engineering Department. No official action was taken.

12-04 Miller Parke Phase 3 Preliminary (file 21-0226)

The Kingsport Regional Planning Commission is requested to grant preliminary plat approval for the Miller Parke Phase 3 Development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. Staff presented the details of the item, which consists of 40 new lots off of the proposed Ridge Parke Drive. Staff noted that the developer has requested the same variances that were approved for phase 1 of the development site. The requested variances consist of no sidewalk, no curb and gutter, and a dead end street extension variance of 400 feet. Staff commented that they felt comfortable with the variance requests, since the site is the same one that had similar variances granted for it already for the same reasons. No official action was taken.

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 12:50 p.m.

Respectfully Submitted,

MINUTES OF THE REGULAR MEETING OF THE KINGSPORT REGIONAL PLANNING COMMISSION

City Hall 415 Broad Street, Kingsport, TN 37660

December 16, 2021

5:30 p.m.

Members Present

Sam Booher, Chairman Pat Breeding Brad Blackwell Sharon Duncan James Phillips Travis Patterson

Members Absent

John Moody Phil Rickman Paula Stauffer

Staff Present

Ken Weems, AICP Savannah Garland David Harris

Visitors

Tim Lingerfelt George Smith

At 5:30 p.m., Chairman Booher called the meeting to order, introduced Commissioners and staff, and welcomed the audience. The Chairman called for approval of the agenda and handed the floor to Secretary Weems. Secretary Weems stated that the developer of the Westgate Phase 2 development has requested a late addition of a small cash bond to finish the sidewalks in the phase. The Secretary stated that the amount of the cash bond proposal is \$3,235.05. Pat Breeding made a motion to approve the agenda as amended. Sharon Duncan seconded this motion. The motion passed unanimously, 6-0. The Chairman inquired as to whether anyone on the Commission identified any necessary changes to the minutes from the November 2021 work session or regular meeting. With no corrections identified, a motion was made by Sharon Duncan, seconded by James Phillips, to approve the minutes of the November 15, 2021 work session and the November 18, 2021 regular meeting. The motion passed unanimously, 6-0.

IV. CONSENT AGENDA Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions, or are minor subdivisions and final plats not requiring any variances.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

12-01 Cox Valley Preliminary Planned Development (file 21-0197)

The Kingsport Regional Planning Commission is requested to grant Preliminary PD approval for the Cox Valley Development. The property is located inside the City limits, in the 13th Civil District of Sullivan County. Staff presented the details of the proposal, which consists of 90 units on 18.26 acres. The proposed amount of public street is .09 miles that terminates in a culdesac. The housing units consist of 58 single family homes and 32 multi-family units. The PD density for the site is 5 units per acre and supported by the appropriate amount of open space at 5.4 acres.

Staff noted that an emergency fire access skirts the southern portion of the property and connects to Cox Hollow Road. Staff stated that the project conforms to the PD design standards. A motion was made by Sharon Duncan, seconded by Pat Breeding, to grant preliminary approval. The motion passed unanimously, 6-0.

12-02 Miller Parke Rezoning (file 21-0320)

The Kingsport Regional Planning Commission is requested to send a positive recommendation to the Kingsport Board of Mayor and Aldermen in support of the rezoning of the Miller Parke development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. Staff provided details for the proposal, which will rezone approximately 40 acres from R-1B to PD. Staff stated that the property was last rezoned to R-1B in July of 2020. Staff stated that since the last rezoning, the builder for the development plans on a wider home and desires to take advantage of the PD zone setbacks as compared to the R-1B zone setbacks. Staff noted that enough open space exists to support the 95 single family units contained on the property once the PD zone is installed. A motion was made by Pat Breeding, seconded by James Phillips, to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning. The motion passed unanimously, 6-0.

12-03 Miller Parke Phase 1 Final (file 21-0319)

The Kingsport Regional Planning Commission is requested to grant final plat approval for the Miller Parke Phase 1 Development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. Staff stated that the proposal adds a total of 55 new single family lots along the existing Breckenridge Trace and the new Valley Parke Drive. Staff noted that the same variances granted during preliminary approval are reflected in the final approval. Staff noted that the variances consist of no curb and gutter, no sidewalk, and length of dead end street of over 1,250 feet. The proposed length of Valley Parke Drive is 1,657 feet in total length, identifying a 407' street length variance. Staff recommended approval of the plat consistent with the preliminary approval for the phase that contained the same approved variances. Staff further stated that all major improvements are complete with the exception of the pump station test. After discussion with the Engineering Department, staff recommends final approval, with the same preliminary plat variances, contingent upon the last remaining improvements to be approved by the Engineering Department. A motion was made by Sharon Duncan, seconded by Pat Breeding, to grant final approval to the item, to include the three listed variances of no sidewalk, no curb and gutter, and a 407 foot dead end street length variance, contingent upon approval of the construction plans. The motion passed unanimously, 6-0.

12-04 Miller Parke Phase 3 Preliminary (file 21-0226)

The Kingsport Regional Planning Commission is requested to grant preliminary plat approval for the Miller Parke Phase 3 Development. The property is located inside the City limits, in the 14th Civil District of Sullivan County. Staff presented the details of the item, which consists of 40 new lots off of the proposed Ridge Parke Drive. Staff noted that the developer has requested the same variances that were approved for phase 1 of the development site. The requested variances consist of no sidewalk, no curb and gutter, and a dead end street extension variance of 400 feet. Staff commented that they felt comfortable with the variance requests, since the site is the same one that had similar variances granted for it already for the same reasons. The Commission acknowledged the similar variances that have already been approved for phase 1 of the development. Staff noted that the construction plans for the development have been approved. A motion was made by Pat Breeding, seconded by Sharon Duncan, to grant preliminary approval with the three listed variances of no sidewalk, no curb and gutter, and a 400 foot dead end street length variance. The motion passed unanimously, 6-0.

12-05 West Gate Phase 2 cash bond (file 21-0312)

The Kingsport Regional Planning Commission is requested to approve a cash bond in the amount of \$3,235.05 for a 70 foot section of sidewalk that must be reconfigured to meet ADA compliance for the West Gate Phase 2 development. Staff stated that this development's construction plans are complete otherwise. A motion was made by Pat Breeding, seconded by James Phillips to accept the cash bond in the amount fo \$3,235.05 for the remaining length of sidewalk. The motion passed unanimously, 6-0.

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT (Speakers are limited to 5 minutes per item.)

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6:15 pm.

Respectfully Submitted,

Ken Weems, AICP, Planning Commission Secretary

Tax Map, Group, Parcel 078, Civil District 7 th C Overlay District N/A Land Use Designation Acres 1.69	Parcel 078.00 ivil District 6 I Dedication, 0	Concept Plan			
Civil District 7 th C Overlay District N/A Land Use Designation Acres 1.69 Major or Minor / #lots Road Two-lot sub	ivil District				
Overlay District N/A Land Use Designation Acres 1.69 Major or Minor / #lots Road Two-lot sub	6				
Acres 1.69 Major or Minor / #lots Road Two-lot sub					
Acres 1.69 Major or Minor / #lots Road Two-lot sub					
Major or Minor / #lots Road Two-lot sub					
Two-lot sub	Dedication, 0				
Owner /Applicant Information		Prelim/Final	Preliminary		
	Owner /Applicant Information		Surveyor Information		
Name: Jonathan Todd Pierce, ETAL N		Name: Alley & Associates, INC.			
Address: 725 Centenary Road A		Address: 243 E Market Street			
City: Blountville		City: Kingsport			
State: TN Zip Code:37667		State: TN Zip Code: 37660			
Email: N/A		Email:			
Phone Number: N/A		Phone Number: (423)-392-8896			

Planning Department Recommendation

(Approve, Deny, or Defer)

The Kingsport Planning Division recommends Preliminary Road Dedication Approval for the following reasons:

• The owner of the private drive portion of Flagship Drive has proposed improvements that bring the street very close to the standard of a non-residential street.

Staff Field Notes and General Comments:

Proposed road improvements for Flagship Drive include:

- 1. Minor repairs and paving applied to the entire roadway.
- 2. All street lights brought up to city standard.
- 3. A new commercial turnaround at the terminus of Flagship Drive is proposed.
- 4. Sidewalk to be constructed on the south side of the street. Approx. 713' of proposed sidewalk shown.

A sidewalk will be built on the North side once there are structures being built on that parcel per the City's sidewalk ordinance. The Flagship conceptual plan for the street dedication was already approved at the March 2021 Planning Commission meeting.

Planner:	Garland	Date: 01/7/22	
Planning Commission Action		Meeting Date:	January 20, 2022
Approval:			
Denial:		Reason for	

Daviel.	
Denial:	

PROPERTY INFORMATION

Flagship Drive Road Dedication Plat

ADDRESS

Flagship Drive

DISTRICT

7st Civil District

OVERLAY DISTRICT

Not Applicable

EXISTING ZONING

M-1

PROPOSED ZONING

No Change

ACRES 1.696

EXISTING USE

M-1, Light Manufacturing

PROPOSED USE

PETITIONER ADDRESS: 725 Centenary RD., Blountville, TN 37617

INTENT

The applicant is seeking preliminary plat approval for the street dedication of Flagship Drive approximately .023 miles and 1.696 acres.

A sidewalk will be built on the North side once there are structures being built on that parcel.

For public street dedication purposes and on the submitted plat it is proposed to have a 60' right-of-way.

Proposed road improvements for Flagship Drive include:

- 1. Minor repairs and paving applied to the entire roadway.
- 2. All street lights brought up to city standard.
- 3. A new commercial turnaround at the terminus of Flagship Drive is proposed.
- 4. Sidewalk to be constructed on the south side of the street. Approx. 713' of proposed sidewalk shown.

Site Map



Mile Applicates for ArcCR



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on January 20th, 2022

Utilities SAMP SAMP SAMP SAMP Facel Sheet_ROW Date Sheet_ROW Date Sheet_ROW O 005 01 02 km

Web AppBuilder for ArcGd

Future Land Use Map | Part |

Lake_Pond

Rairoad_ROW

Kingsport Regional Planning Commission

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE WESTERLY SIDELINE OF AIRPORT PARKWAY (STATE ROUTE 357), SAID POINT A CORNER TO LOT 1, FLAGSHIP COMMERCIAL PARK (PLAT BOOK 36, PAGE 18). THENCE ALONG SAID SIDELINE SOUTH 05° 19' 51" WEST, A DISTANCE OF 274.35 FEET TO A POINT, SAID POINT A CORNER TO THE DIVISION OF THE PIERCE PROPERTY (PLAT BOOK 50, PAGE 952). THENCE ALONG SAME SOUTH 86° 14' 12" WEST, A DISTANCE OF 642.51 FEET TO A POINT AND SOUTH 58° 06' 02" WEST, A DISTANCE OF 431.43 FEET, TO A POINT, SAID POINT IN THE LINE OF CARROLL (DEED BOOK 3278, PAGE 365). THENCE ALONG CARROLL NORTH 38° 05' 51" WEST, A DISTANCE OF 446.20 FEET TO A POINT AND NORTH 38° 35′ 11" WEST, A DISTANCE OF 391.69 FEET TO A POINT, SAID POINT IN THE LINE OF MOODY (DEED BOOK 3005, PAGE 2336) AND A CORNER TO PIERCE (DEED BOOK 2113C, PAGE 316). THENCE ALONG PIERCE NORTH 54° 28' 46" EAST, A DISTANCE OF 317.18 FEET TO A POINT; NORTH 38° 49' 07" WEST, A DISTANCE OF 108.86 FEET TO A POINT; NORTH 54° 00′ 53" EAST, A DISTANCE OF 301.93 FEET TO A POINT; SOUTH 39° 08' 07" EAST, A DISTANCE OF 277.31 FEET TO A POINT AND NORTH 55° 52' 53" EAST, A DISTANCE OF 21.11 FEET TO A POINT, SAID POINT LOCATED ON THE WESTERLY SIDELINE OF FLAGSHIP DRIVE. THENCE ALONG SAID SIDELINE SOUTH 38° 48′ 33" EAST, A DISTANCE OF 334.93 TO A POINT, SAID POINT A PC OF A CURVE TO THE LEFT. THENCE ALONG SAID CURVE HAVING A RADIUS 123.88 FEET AN ARC LENGTH 152.00 FEET AND A CHORD SOUTH 73° 07' 44" EAST, A DISTANCE OF 143.07 FEET TO A POINT, SAID POINT THE PT OF SAID CURVE. THENCE CONTINUING ALONG SAID SIDELINE NORTH 72° 33' 04" EAST, A DISTANCE OF 85.40 FEET TO A POINT AND NORTH 69° 02' 32" EAST, A DISTANCE OF 83.96 FEET TO A POINT, SAID POINT A CORNER TO LOT 2, REPLAT OF FLAGSHIP COMMERCIAL PARK (PLAT BOOK 43, PAGE 47). THENCE ALONG SAME SOUTH 17° 06' 09" EAST, A DISTANCE OF 254.61 FEET TO A POINT. THENCE ALONG LOT 2 AND LOT 1 NORTH 68° 52' 55" EAST, A DISTANCE OF 369.10 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 16.893 ACRES, MORE OR LESS.

Flagship Drive



Hamrick's is facing the proposed additional pavement



View

from Hamrick's parking lot



Conclusion

Staff recommends preliminary plat approval of the Flagship Drive Road Dedication.

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE21-0332

Overhill Drive (County Rezoning)

323 Overhill Drive			
Map 049, Parcel 059.00			
5			
n/a			
Industrial			
.14 +/-			
Parking for Business	Existing Zoning	R-1 (County)	
Trucking Business	Proposed Zoning	M-1 (County)	
ation			
Name: Joseph & Eloise Thomas Address: 3612 Honeywood Dr. City: Johnson City State: TN Zip Code: 37604 Phone: (423) 791-2828		Intent: To rezone from R-1 to M-1 for the purpose of their trucking business, Penske Truck Rental.	
1	Map 049, Parcel 059.00 5 n/a Industrial .14 +/- Parking for Business Trucking Business ation comas d Dr.	Map 049, Parcel 059.00 5 n/a Industrial .14 +/- Parking for Business Existing Zoning Trucking Business Proposed Zoning ation Intent: To rezone from their trucking business their trucking business	

Planning Department Recommendation

The Kingsport Planning Division recommends sending a POSITIVE recommendation to Sullivan County Commission for the following reasons:

- The zoning change is compatible with the surrounding M-1 zoning
- The zoning change will provide appropriate transition following the Future Land Use Plan
- The zoning will provide appropriate transition from the recent ROW abandonment of this parcel

Staff Field Notes and General Comments:

The zoning area consists of a .14 acre lot. A rezoning to M-1, in staff's opinion, is the most appropriate use for the property.

Planner:	Savannah Garland	Date:	December 28, 2021
Planning Commission Action		Meeting Date:	January 20, 2022
Approval:			
Denial:		Reason for Denial:	
Deferred:		Reason for Deferral:	

Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE21-0332

PROPERTY INFORMATION County Rezoning

ADDRESS 323 Overhill Drive

DISTRICT 5

OVERLAY DISTRICT n/a

EXISTING ZONING R-1 (County)

PROPOSED ZONING M-1 (County)

ACRES .14 +/-

.14 1/

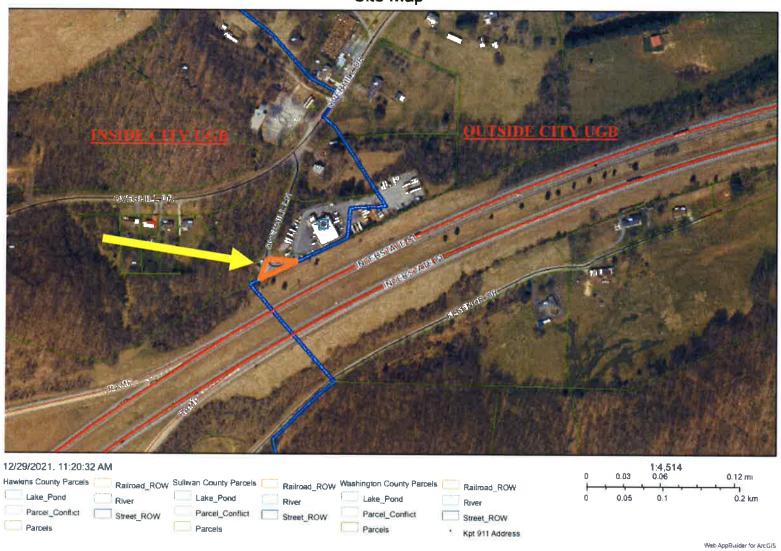
EXISTING USE Parking for Trucking Business

PROPOSED USE Trucking Business

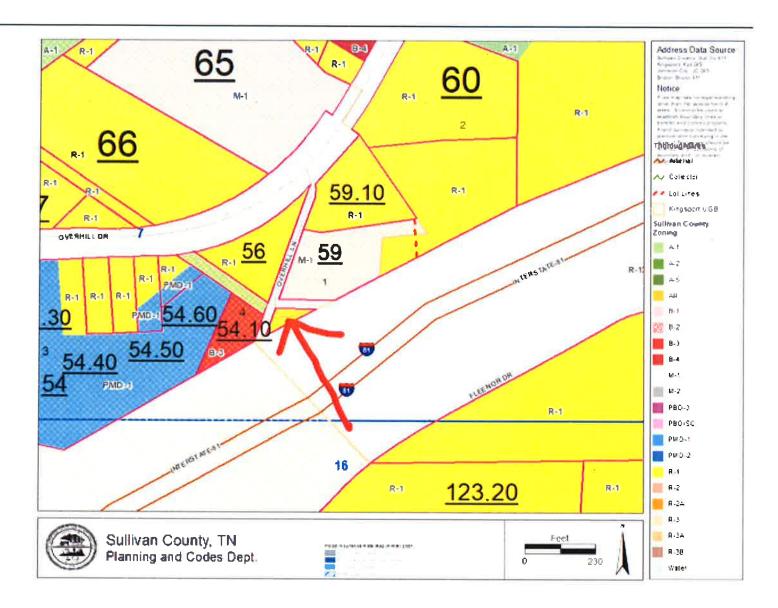
INTENT

To rezone from R-1 to M-1 for the purpose of using for the current Trucking business, Penske Truck Rental.

Site Map



Surrounding Zoning Map (Sullivan County Zoning)

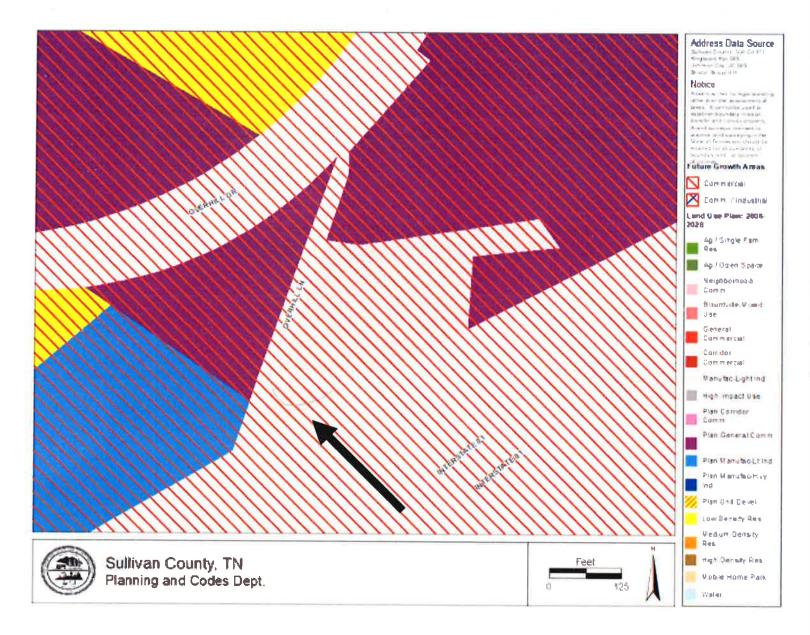


Future Land Use - City Industrial

Future Land Use

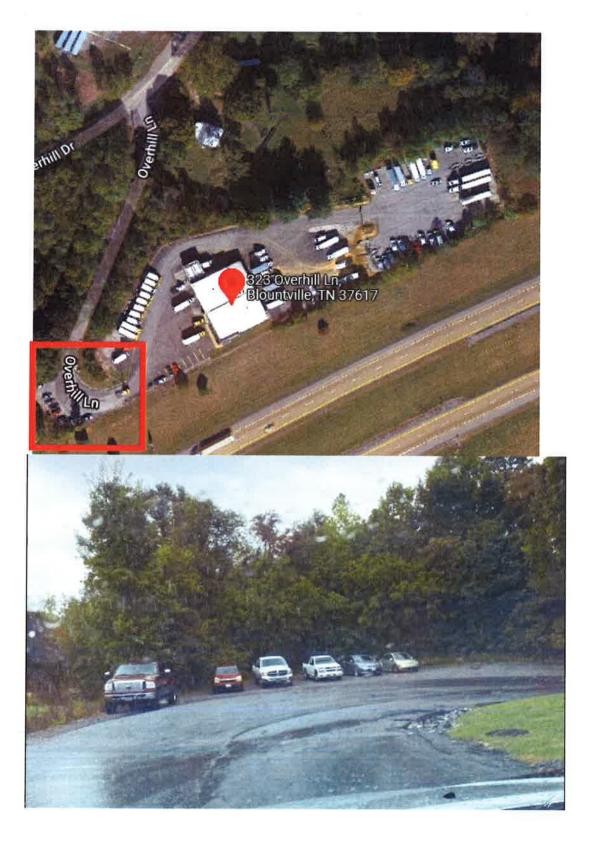


County Future Land Use - Light Manufractural Industrual



File Number REZONE21-0332

Site Overview



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on January 20, 2022

Kingsport Regional Planning Commission

Rezoning Report







Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE21-0332

Standards of Review

Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 7, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? The proposal is already surrounded by M-1 zoning and it will permit a use that is suitable for the Future Land Use development.
- Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property? The proposal will not impact adjacent property adversely.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned? The current and proposed zones offer reasonable economic use for the subject property.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan? ? Both the City and County land use plans address the rezoning site as appropriate for M-1 (light manufacturing).

Proposed use: Light manufacturing – Trucking Business

The Future Land Use Plan Map recommends county: light manufactural Industrial; city: industrial

- 5. Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal? The existing conditions of the property present supporting grounds for the zoning change, as the majority of the surrounding parcels are already zoned M-1.
- 6. Whether the present district boundaries are illogically drawn in relation to existing conditions? The present district boundaries are logically for light manufacture use.
- 7. Whether the change will create an isolated district unrelated to similar districts: The proposed M-1 zone will exist in harmony with the abutting/ existing R-1 zone.

CONCLUSION

Staff recommends sending a POSITIVE recommendation to the Sullivan County Commission to rezone from R-1 to M-1. The rationale for this recommendation is based upon conformance with adjacent existing land uses and the proposal following the Future Land Use Plans.

Kingsport Regional Planning Commission Cul-de-sac Dimensional Requirements Discussion

Cul-de-sac Dimensional Requirements Discussion

Property Information	Planning Region-wide			
Address				
Tax Map, Group, Parcel				
Civil District				
Overlay District				
Land Use Designation				
Acres				
Existing Use		Existing Zoning		
Proposed Use		Proposed Zoning		
Owner /Applicant Inform	mation	LAIPINANI		
Name: Kingsport Region	al Planning Commission		de-sac dimensional requirements	
Address:		for both school and fir	for both school and fire apparatus accomodation.	
City:	ity:			
State:	Zip Code:			
Email:				
Phone Number:				
Planning Department Re	ecommendation			
(Approve, Deny, or Defe	r)			
The discussion will he regard to cul-de-sac	nelp steer a future staff recordimensions.	mmendation to the P	lanning Commission in	
Planner: Ke	en Weems	Date:	1/6/22	
Planning Commission Action		Meeting Date:	1/20/22	
Approval:				
Denial:		Reason for Denial:		
Deferred:		Reason for Deferral:		

INTENT

To discuss cul-de-sac dimensional requirements for both school and fire apparatus accomodation.

Introduction:

The City's existing residential street cul-de-sac dimensions are in need of adjustment to help facilitate the accommodation of both school buses and fire trucks. Discussion will help steer a future staff recommendation to the Planning Commission in regard to cul-de-sac dimensions.

Current subdivision regulation text with old standard struck and new standard added in red:

(A) Dead End Streets - Permanent Dead End Streets shall be no less than one hundred fifty feet (150') and no longer than one thousand two hundred fifty feet (1,250') measured along the centerline from the entrance street right-of-way to the center of the cul-de-sac. For non-residential streets a cul-de-sac shall have a right-of-way diameter not less than one hundred fifty (150'), the diameter of the paved area one hundred twenty feet (120'). For local streets a cul-de-sac shall have a right-of-way radius of not less than fifty feet (50'), the diameter of the paved area eighty feet (80'). For residential streets and lanes, the right-of-way radius shall be forty feet (40'), and the diameter of the paved area sixty- five feet (65'). For lanes, residential streets, and local streets a cul-de-sac shall have a right-of-way diameter of not less than one hundred feed (100') and a diameter of the paved area not less than eight-five feet (85'). A transition curve radius of not less than seventy- five feet (75') for connecting the turnaround with the end of the street is required, and the maximum grade of the turnaround shall not exceed eight percent (8%). The Planning Commission may require additional rights-of-ways and roadway improvements if variances are granted.



CENTER STAGE

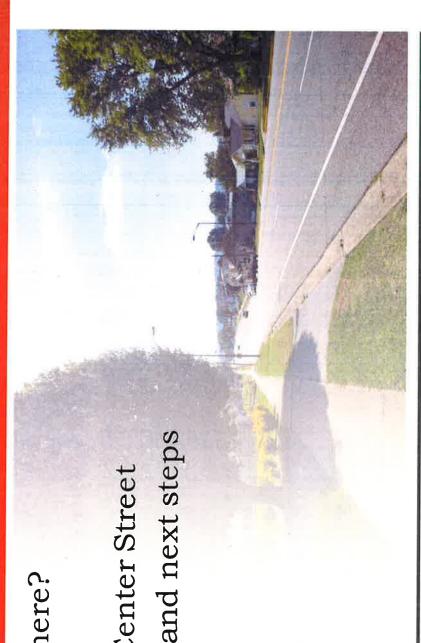
A VISION FOR THE EAST CENTER STREET CORRIDOR

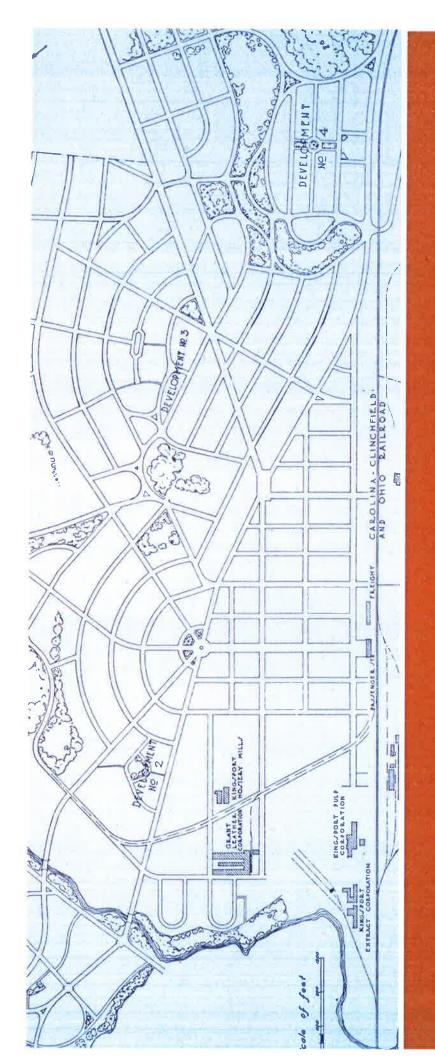
Planning Commission

January 18th, 2022

Today's topics

- How did we get here?
 - Key findings
- Vision for East Center Street
- Implementation and next steps



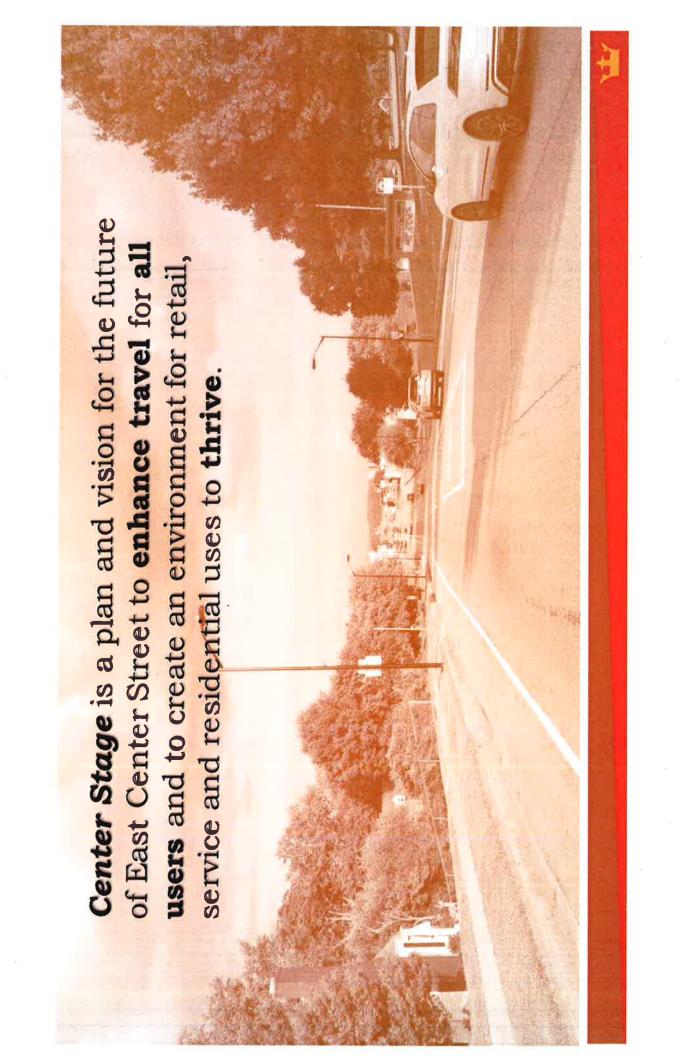


How did we get here?





Add and dead to the first Fort Henry Drive Pungan da Markelle a Study Area No. of Street, or other party of the street, or other party or other party of the street, or oth Sullivan Street

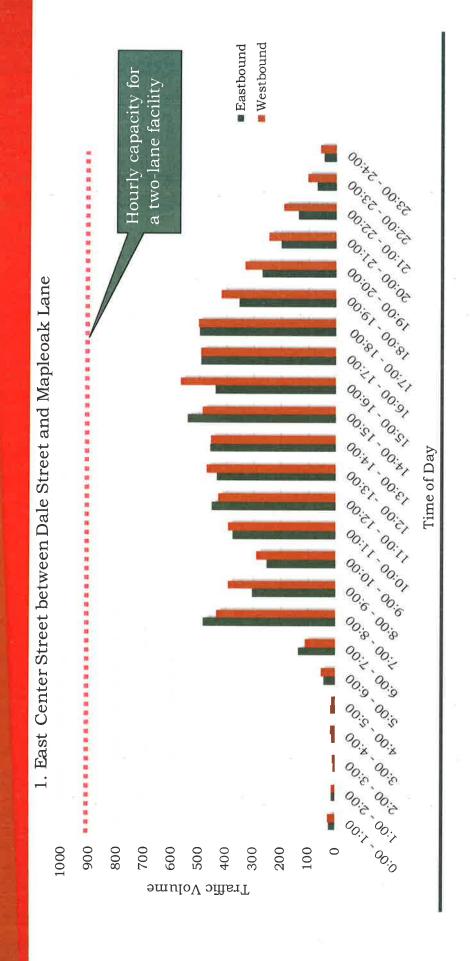




Key findings



Analysis: What does the data say?



Getting a street-level view

- Field visit
- Data collection and observation
- Business owner conversations





Public input

- Farmer's MarketVirtual Town Hall







Online comment mapper





Issues

- Road diet and perceived traffic congestion
 - Random pedestrian
- Land use compatibility
 - Low evident
- redevelopment potential Lack of catalyst

opportunities

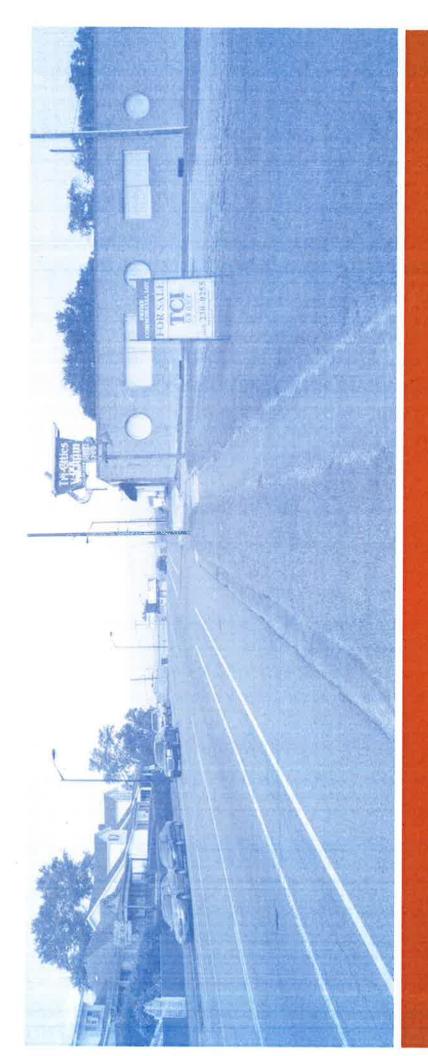
crossings

Opportunities

- lots of design flexibility Plenty of pavement =
 - Character and structure
- uses and walk potential Complementary land
- Complete sidewalk network
- Proximity to downtown and civic uses

Hotspots

- Myrtle/Oak intersection
- Sullivan Street intersection
 - Curb cuts Road diet

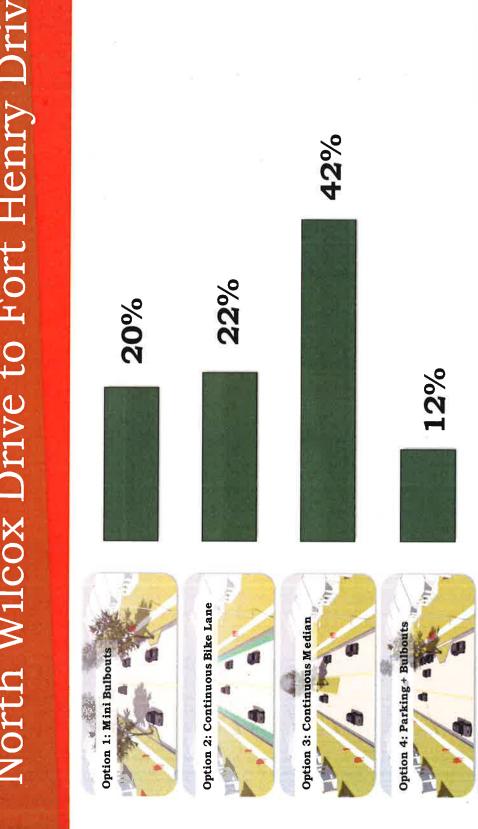


Corridor Options



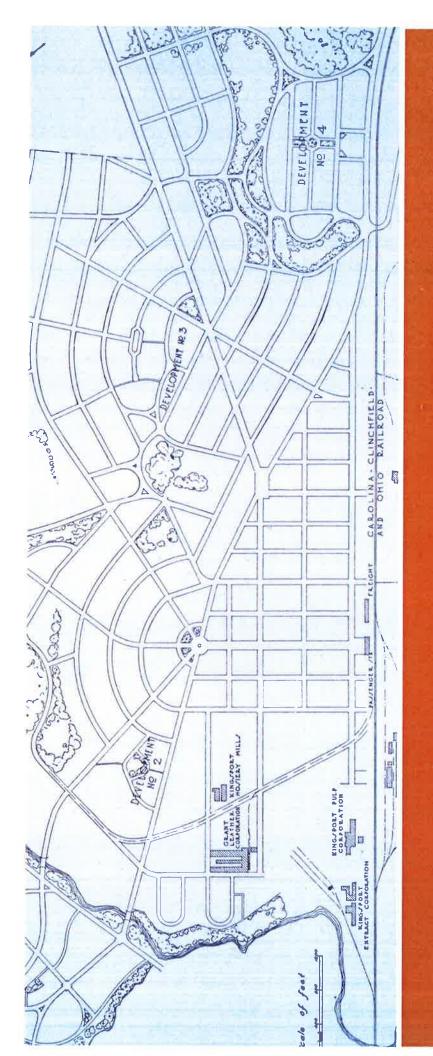


North Wilcox Drive to Fort Henry Drive



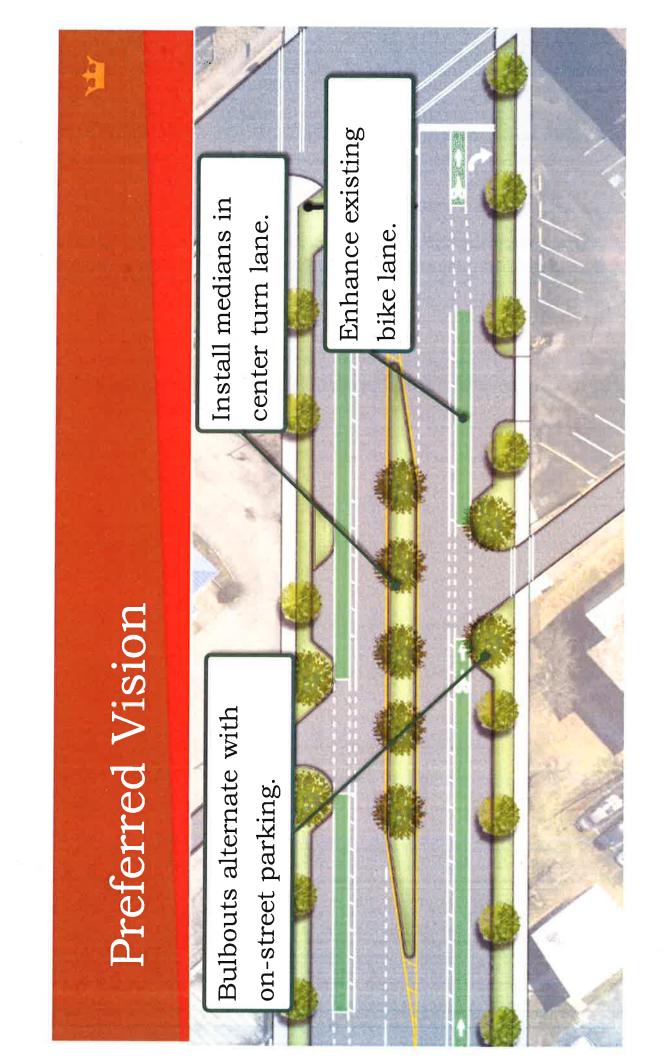


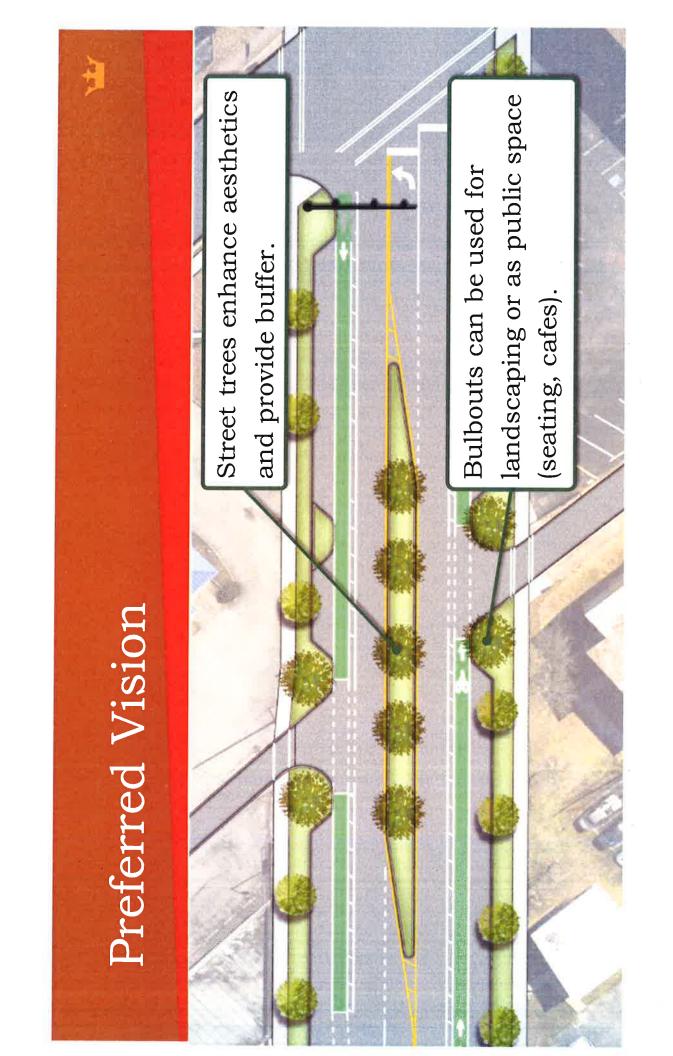
- Landscaping
- Beautification/appearance
- On-street parking
- · Median+bulbouts
- Bicycle lane (West of Wilcox)

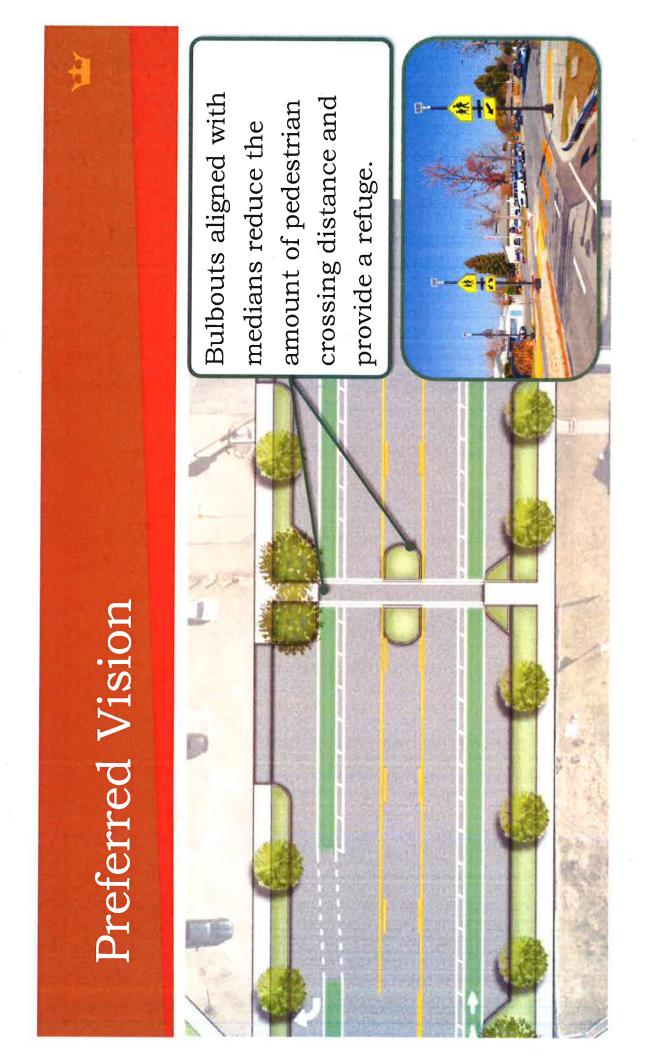


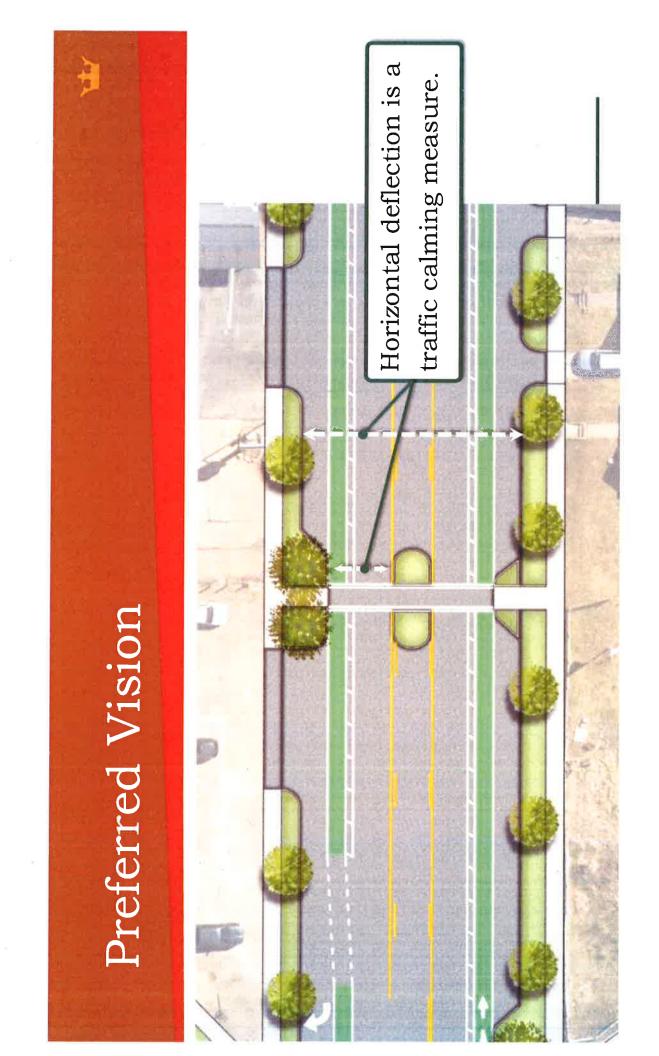
Corridor Vision

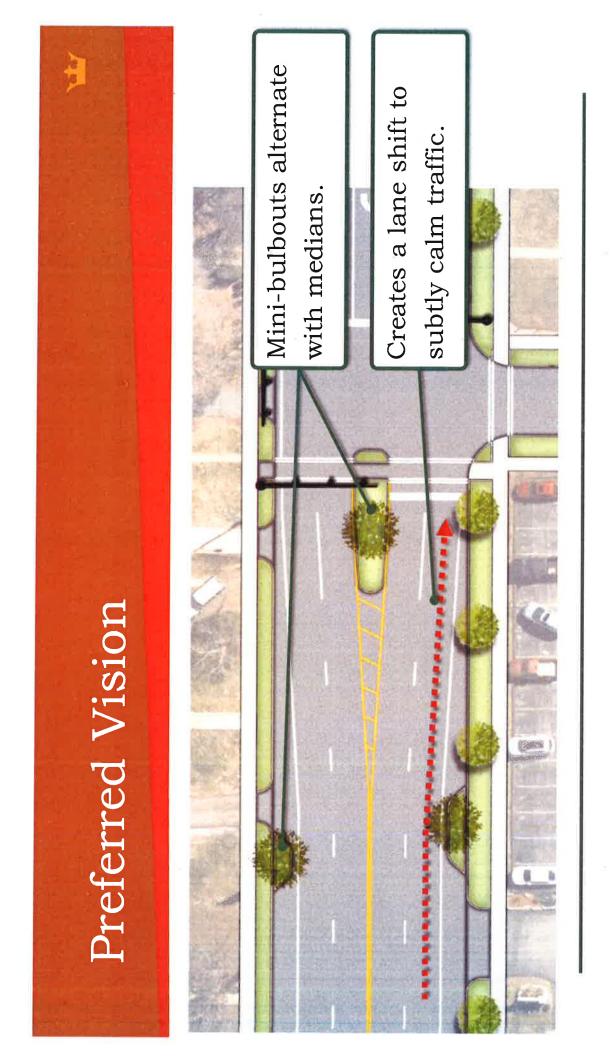
CENTER STAGE

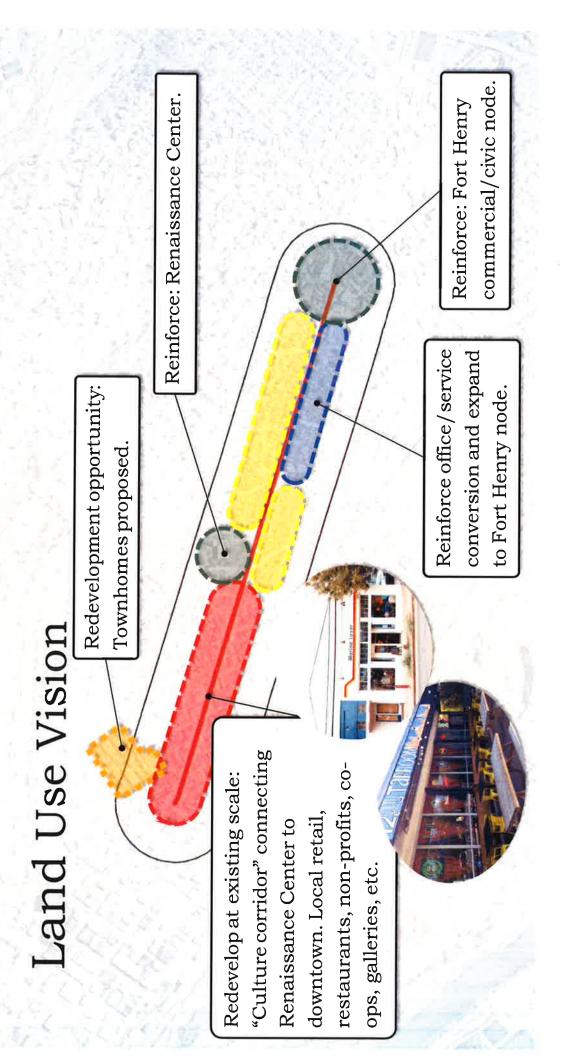


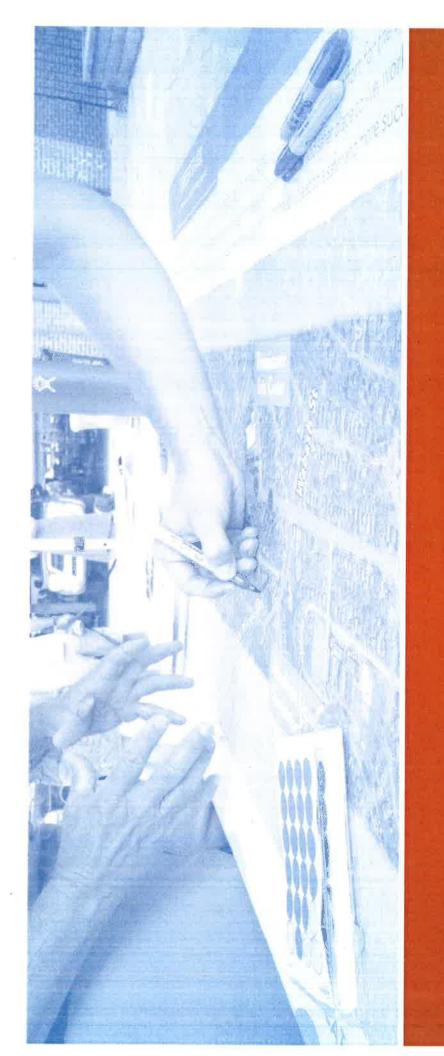












Next Steps and Implementation

CENTER STAGE

Next steps

- Virtual Town Hall on January 27th at 6 PM
- Board of Mayor and Aldermen on January 31st

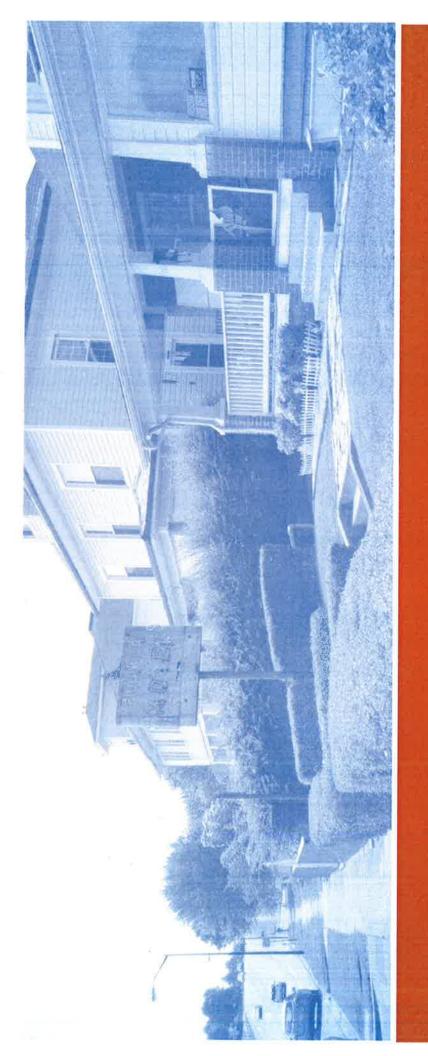
Implementation

- Projects and programming
- Funding sources and partners
- Possible urban design overlay
- Phased process
- Within three years
- · Beyond three years

Project website Center Stage

Visit engagekh.com/centerstage

We Want to Hear From You!



Questions?





CENTER STAGE

A VISION FOR THE EAST CENTER STREET CORRIDOR

Thank you!

www.engagekh.com/CenterStage