

KINGSPORT REGIONAL PLANNING COMMISSION

CALLED MEETING

AGENDA

City Hall – Conference Room 226
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.

October 11, 2022

Noon

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. NEW BUSINESS

10-01 Evarts Valley Phase I, Final PD (RESDEV22-0238)

The Kingsport Regional Planning Commission is requested to grant Final PD approval to Evarts Valley Phase 1, Final PD. The property is located in the 15th Civil District of Sullivan County. (Garland)

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

V. ADJOURNMENT

CITY OF KINGSPORT
NOTICE OF CALLED MEETING OF THE
KINGSPORT REGIONAL PLANNING COMMISSION

The Kingsport Regional Planning Commission will conduct a called meeting on October 11, 2022 to consider granting final approval to the Evarts Valley Phase 1 Planned Development. The meeting will take place at Kingsport City Hall located at 415 Broad Street. The meeting will be held at noon in conference room 226.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 10/7/2022

PROPERTY INFORMATION**Evarts Valley Phase 1 Final****ADDRESS****Rock Springs Road****DISTRICT, LAND LOT
OVERLAY DISTRICT****15th Civil District, TM 119, Portion of parcel 11.00
Not Applicable****EXISTING ZONING****PD****PROPOSED ZONING****No Change****ACRES****Phase 1 – 18.15****EXISTING USE****Vacant****PROPOSED USE****Single Family Residential****APPLICANT: Edinburgh Homes LLC****ADDRESS: Rock Springs Road, Kingsport, TN 37664****REPRESENTATIVE: Edinburgh Homes LLC****PHONE****INTENT**

The applicant is requesting final plat approval of the Evarts Valley Phase 1 (Edinburgh Phase 6) development located off Rock Springs Rd.

The proposal adds 50 new lots to the development of Edinburgh; over 18.15 acres along with .40 miles of new road.

The plan shows 30' periphery boundary as well as the 25' setback from the street and the areas designated for open space. The total acreage calculations is 164 acres and 39.72 acres is dedicated to open space.

Staff recommends granting final plat approval based upon conformance with the PD District Standards.

This item received preliminary plat approval at the September 13, 2021 Planning Commission meeting.

Site Map



9/9/2021, 9:20:07 AM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS

Zoning



9/9/2021, 9:24:04 AM

* Kpt 911 Address
 Washington County Parcels
 Lake_Pond
 Parcel_Conflict
 Parcels
 Railroad_ROW
 River
 Street_ROW
 Sullivan County Parcels
 Lake_Pond
 Parcel_Conflict
 Parcels
 Railroad_ROW
 River
 Street_ROW



Map App Builder for ArcGIS

Future Land Use



9/9/2021, 9:25:51 AM

Kpt 911 Address

Washington County Parcels

Lake_Pond

Parcel_Conflict

Parcels

Railroad_ROW

River

Street_ROW

Sullivan County Parcels

Lake_Pond

Parcel_Conflict

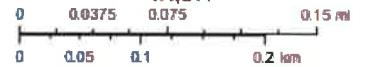
Parcels

Railroad_ROW

River

Street_ROW

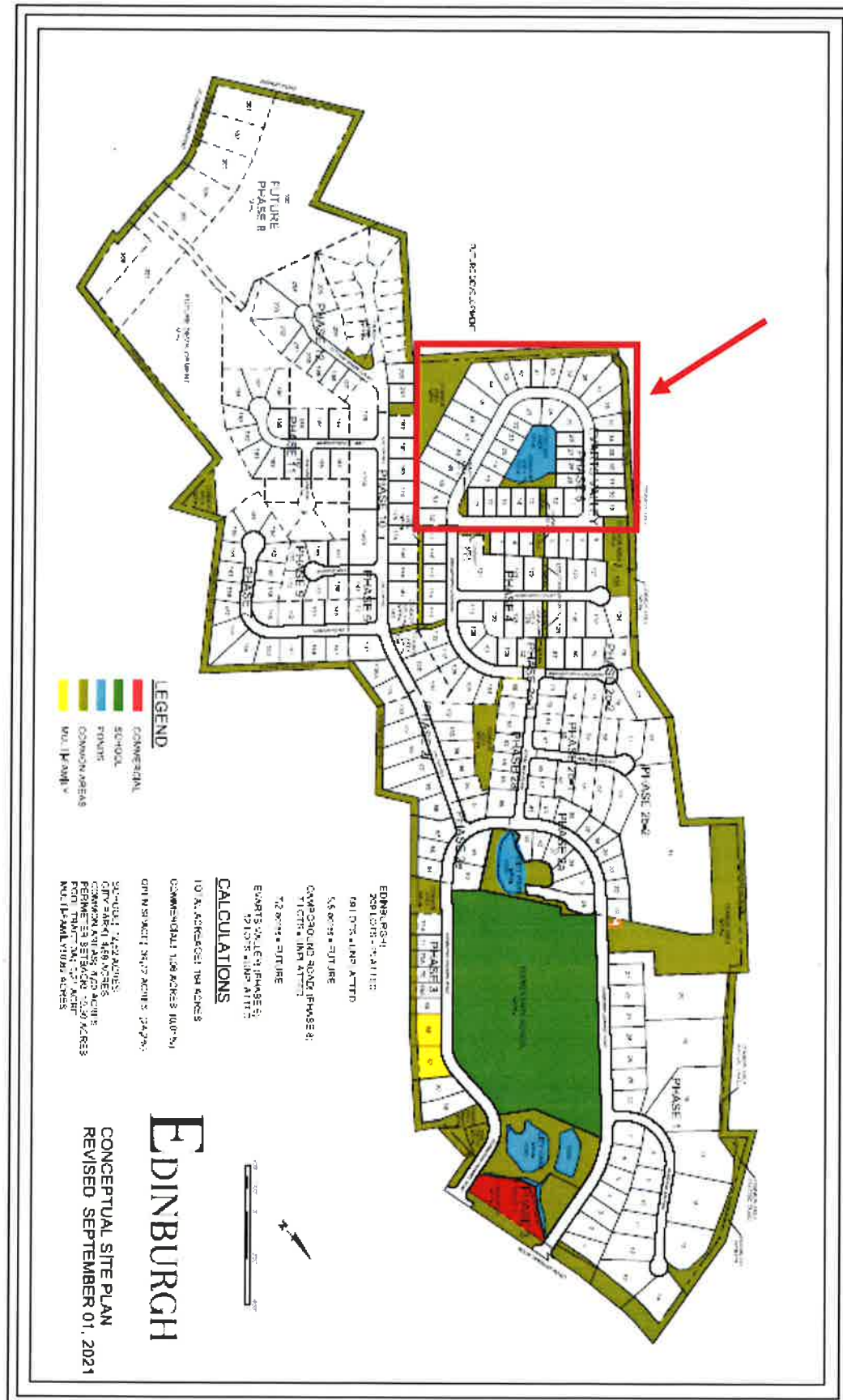
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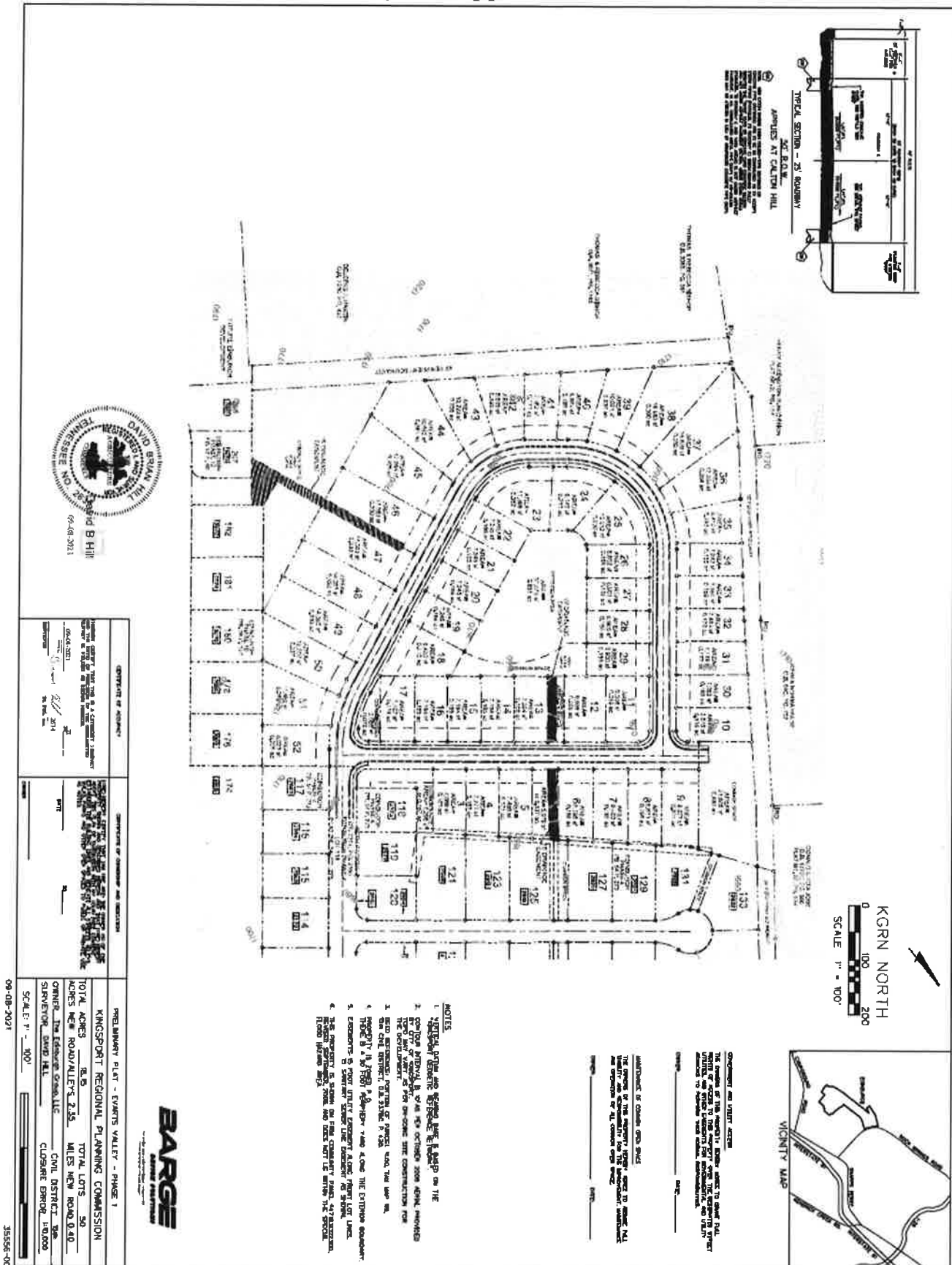
Web AppBuilder for ArcGIS

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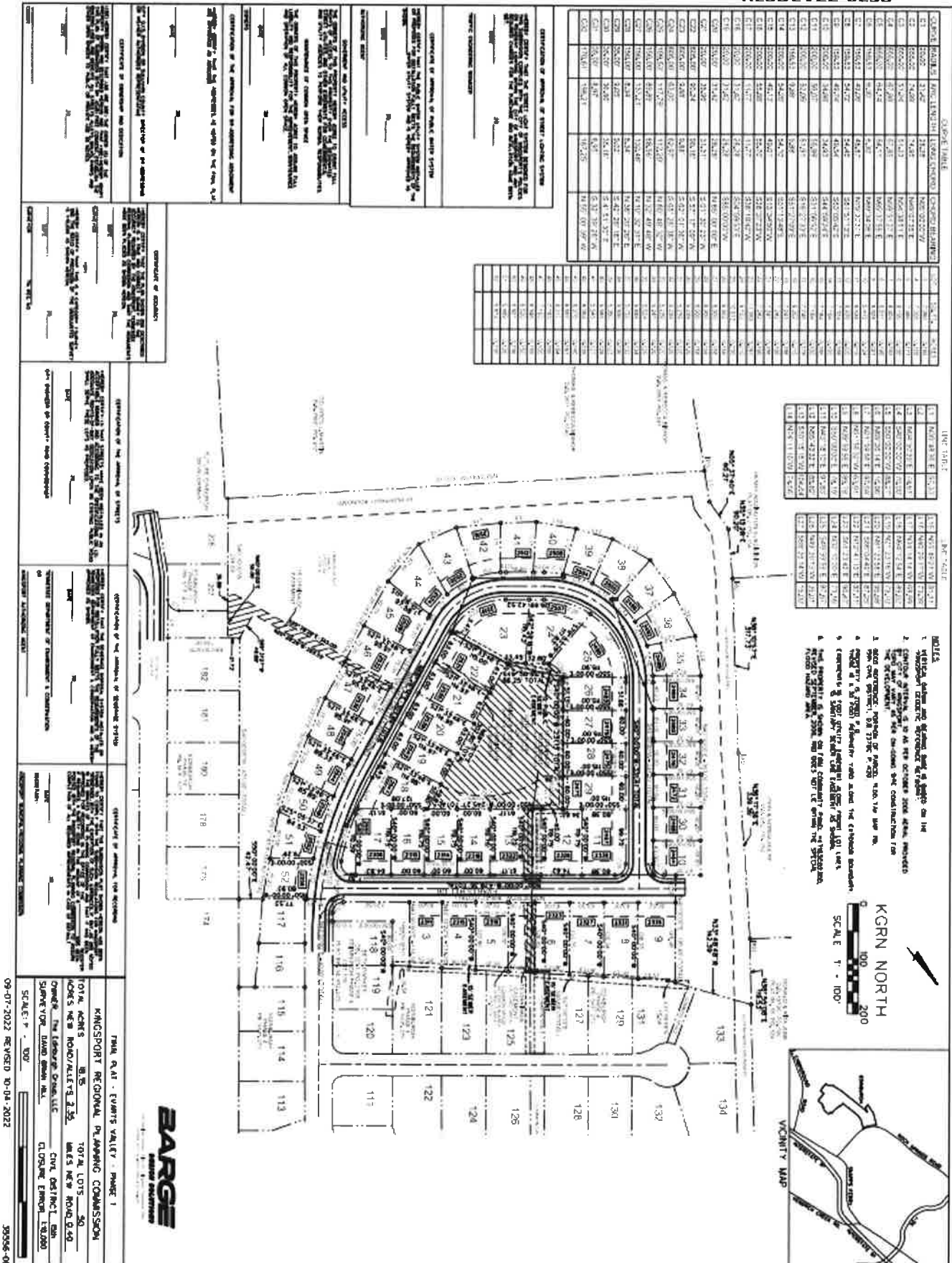
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Preliminary Plat approved 9-13-2021



RESDEV22-0238



Beginning of Evarts Valley (Edinburgh PH 6)







Conclusion

Staff recommends approval of the Evarts Valley Phase 1 Final plat based upon conformance to the Planned Development District Design Standards and conformance with the preliminary plat approval for the site.