

KINGSPORT REGIONAL PLANNING COMMISSION

SPECIAL CALLED MEETING

AGENDA

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.

November 2, 2015

Jimmy Walker Conference Room

12:00 PM

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. NEW BUSINESS

11-01 Riverbend Villas Final Planned Development Plan- (15-103-00001)

The Planning Commission is requested to grant the Final PD approval for a multi-family development known as Riverbend Villas. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Weems)

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

V. OTHER BUSINESS

VI. ADJOURNMENT

PROPERTY INFORMATION

ADDRESS: Riverbend Drive

DISTRICT: 11th

OVERLAY DISTRICT: n/a

EXISTING ZONING: PD

ACRES: +/- 16.2

EXISTING USE: Vacant property

PROPOSED USE: 265 multi-family dwelling units

PETITIONER

ADDRESS 801 Sunset Drive, Johnson City, TN 37604

REPRESENTATIVE

PHONE (423) 282-6582

INTENT

To receive Final PD Plan approval for a multi-family development.

LOCATION MAP



CURRENT ZONING MAP



AERIAL PHOTO



Pictures of site and surrounding area

Northeast (looking toward Fort Henry Drive with Riverbend Drive in mid-construction)



South Southeast (looking toward future development site)



Location	Number Designation	Zoning / Use
North, East, Northwest	1	Zone: PD Use: Future City Park
Further North and Northwest	2	Zone: R-1A Use: Cliffside single family home
East	3	Zone: B-4P Use: rear of Walmart property
Further East	4	Zone: B-4P Use: Walmart

Southeast and South	5	Zone: B-4P Use: vacant
Further South	6	Zone: PD Use: donated city park property
West	7	Zone: County M-2 Use: Eastman Landfill

EXISTING USES AND LOCATION



ARCHITECTURAL ELEVATION DRAWINGS***TO BE DISTRIBUTED AT THE CALLED MEETING*****PD PLAN ANALYSIS**

Based on the applicant's site plan submitted to the Planning Department on 9 October 2015, Staff offers the following considerations:

DEVELOPMENT STANDARDS FOR THE PD DISTRICT:

The proposal consists of 22 multi-family residential buildings and a clubhouse with pool. The clubhouse is located at the entrance of the development that will be accessed by the currently under construction Riverbend Drive. The developers have identified an area as a possible dog park to the left of the entrance for future consideration. A community gathering area is identified at the rear left of the development (southern end). The multi-family units will consist of 112 (1 bedroom units), 128 (2 bedroom units), and 25 (3 bedroom units) for a total of 265 units. Sidewalk access has been provided to all buildings with connecting crosswalks for interconnectivity.

Density:

For the density calculation, the site consists of 40.3 acres. 24.1 acres are preserved for a future city park that have been donated to the City of Kingsport. The development site is 16.2 acres in size. Based upon the size of the development and the open space allotment of over 50%, a maximum of 10 units per acre is the maximum density permitted. The development proposed a density of 6.6 units per acre. This calculation is represented as 265 (multi-family dwelling units) divided by 40.3 (acres).

Parking Requirements

Parking requirements in a PD district: 2 spaces per unit minimum
Required: 530, Provided: 530

Existing Property Features:

The existing conditions of the site currently consist of undeveloped land between the existing Walmart and the South Fork of the Holston River. The new Riverbend Drive is currently under construction, terminating in a cul-de-sac at the northwest corner of the future Riverbend Villas. The northern boundary of the development site is loosely defined by the existing overhead powerlines (for on-site reference purposes prior to construction).

DEVELOPMENT SEQUENCE PROVIDED BY DEVELOPER

Sequence of Development Operations

- 1.) Mass Grading of complete site along with all stabilization controls to be put in place by grading contractor
- 2.) Site utilities and infrastructure to be installed
- 3.) Foundation and vertical construction for buildings A-1, A-3, B-1, B-2, C-1, C-2, C-3 and B-11 along with all pertinent landscaping, sidewalks and signage for those buildings
- 4.) Clubhouse and adjoining amenities to be erected during this same time period
- 5.) Front entrance signage and landscaping to be installed
- 6.) Foundation and vertical construction of A-4, B-3, B-4, B-10 and B-12 along with all pertinent landscaping, sidewalks and signage for those buildings
- 7.) Foundation and vertical construction of A-2, A-5, A-6, B-5, B-6, B-7, B-8, B-9 and B-13 along with all pertinent landscaping, sidewalks and signage for those buildings
- 8.) Finalize all peripheral amenities including community gathering areas adjacent to river and potential walking trail connectivity

The PD Plan indicates compliance with development standards.

CONCLUSION

Staff recommends APPROVAL of the Final PD Plan contingent upon engineering plan approval. The City Engineering Department will provide minimal comments to the developer on October 27, 2015. This contingency may be removed prior to the called meeting on November 2, 2015.