

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.

July 22, 2014

Noon

I. INTRODUCTION AND RECOGNITION OF VISITORS

II. APPROVAL OF THE AGENDA

III. NEW BUSINESS

07-01 “The Summit” at Preston Park Final Plat - (14-201-00051)

The Planning Commission is requested to approve the final plat for “The Summit” at Preston Park. The property is located inside the corporate limits of the City of Kingsport, 11th Civil District of Sullivan County. (Koder)

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

V. OTHER BUSINESS

VI. ADJOURNMENT

PROPERTY INFORMATION

ADDRESS	Preston Park Drive
SUBDIVISION NAME	“The Summit” at Preston Park Final Plat
DISTRICT, TMP	Civil District: 11th, 2011 Sullivan County Tax Maps as TM 47, Parcel 37.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	R-1A, City Single Family
PROPOSED ZONING	No Change
ACRES	33.89 –27 lots
EXISTING USE	Vacant
PROPOSED USE	Single family Residential

PETITIONER Mr. Vic Davis
ADDRESS

REPRESENTATIVE Tim Lingerfelt – Land Surveyor – Alley & Associates
PHONE 423-392-8896

INTENT

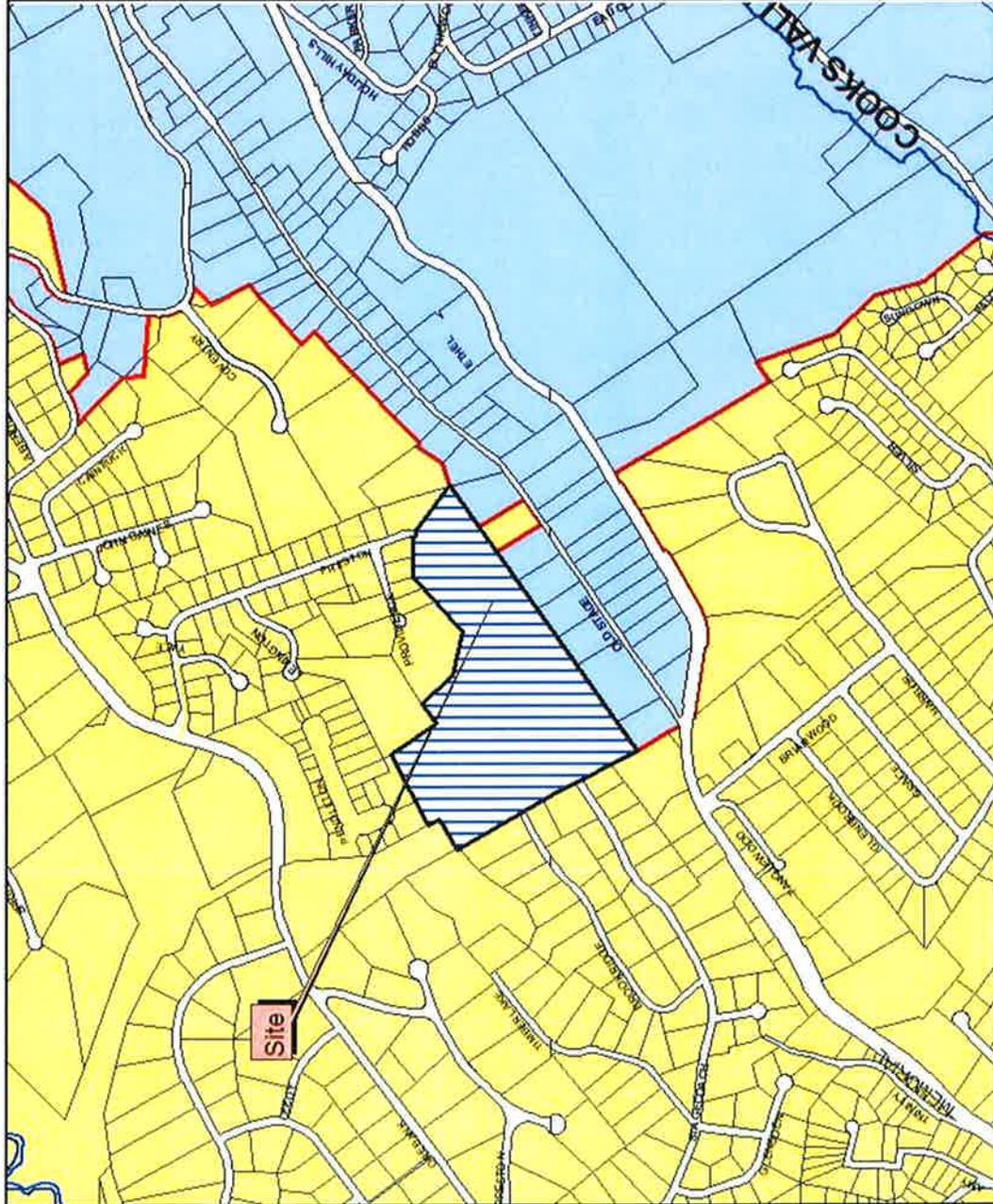
During the Planning Commission meeting of March 20, 2014 an amended concept plan was approved by the Planning Commission to allow a total of 27 lots from the previously approved 20 lots. The parent parcel is identified as parcel 37.00 of Tax Map 47 and the property is currently zoned R-1A, single family residential.

This request is for final plat for all 27 lots previously approved by the Planning Commission. All required infrastructure have been substantially installed and inspected by the Engineering Department and approved. Please see recommendation for further explanation.

Staff supports the request for Final Plat approval as all requirements of the minimum subdivision regulations have been met and no further variances have been requested.

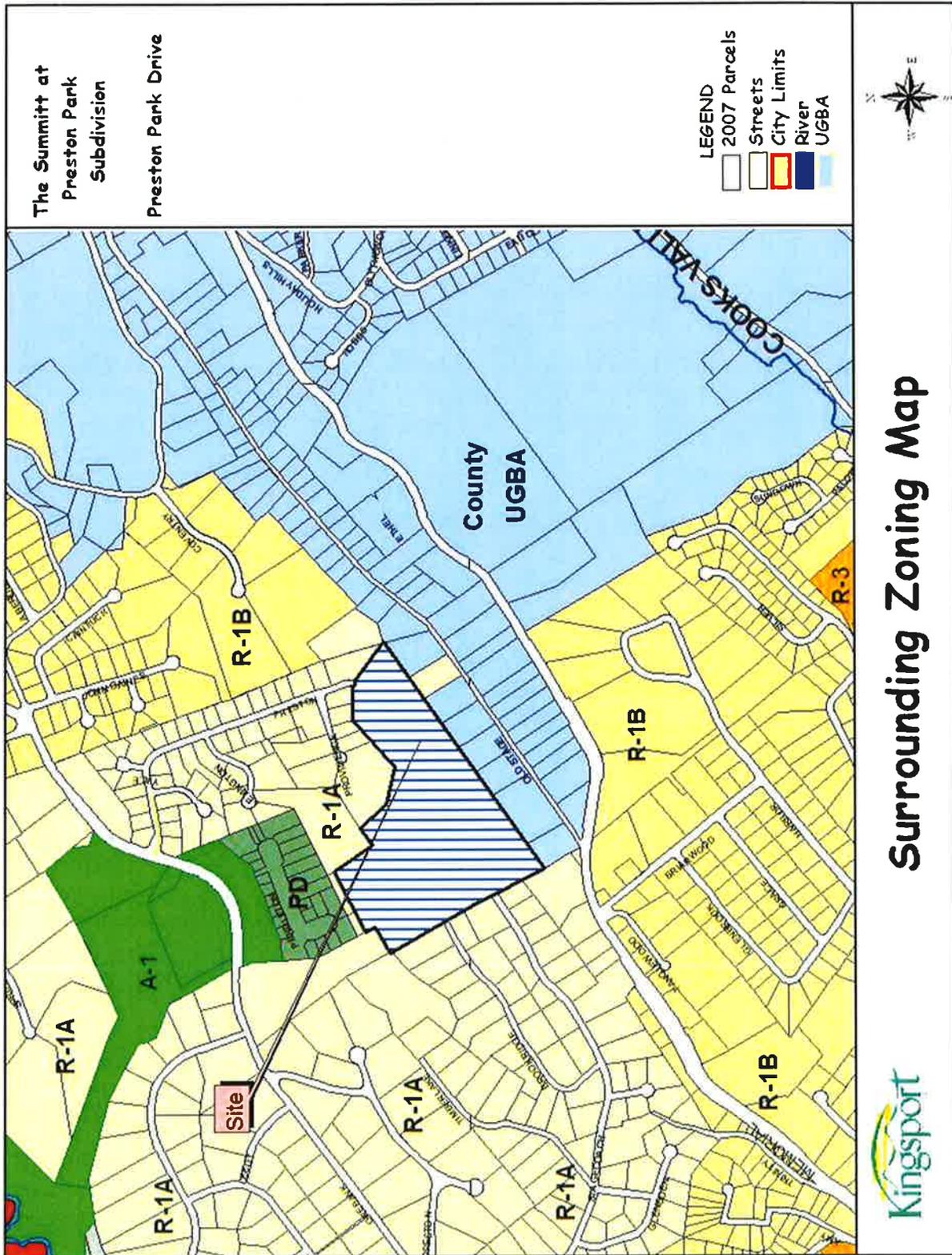
The Summitt at Preston Park Subdivision Preston Park Drive

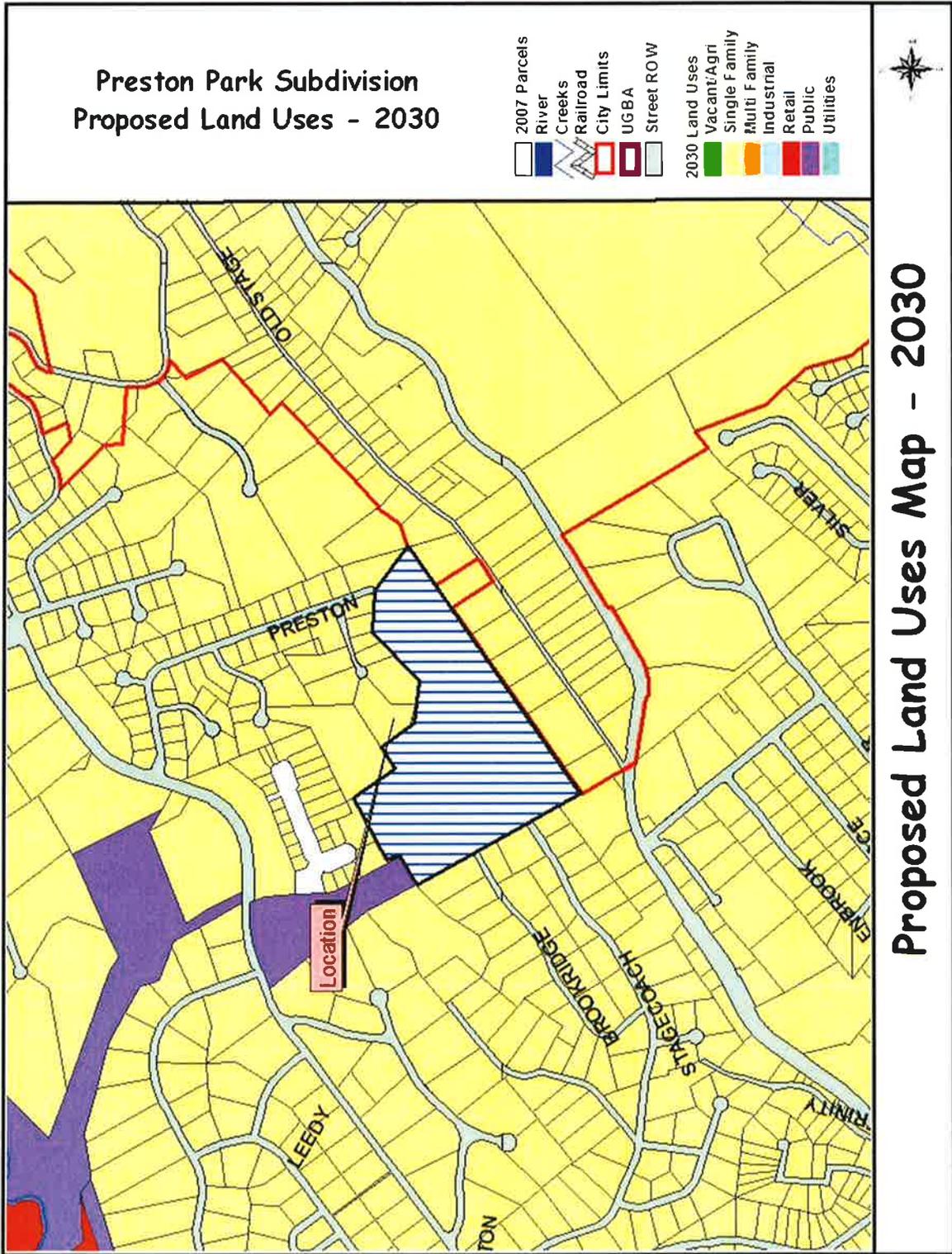
- LEGEND
- 2007 Parcels
 - Streets
 - City Limits
 - River
 - UGBA

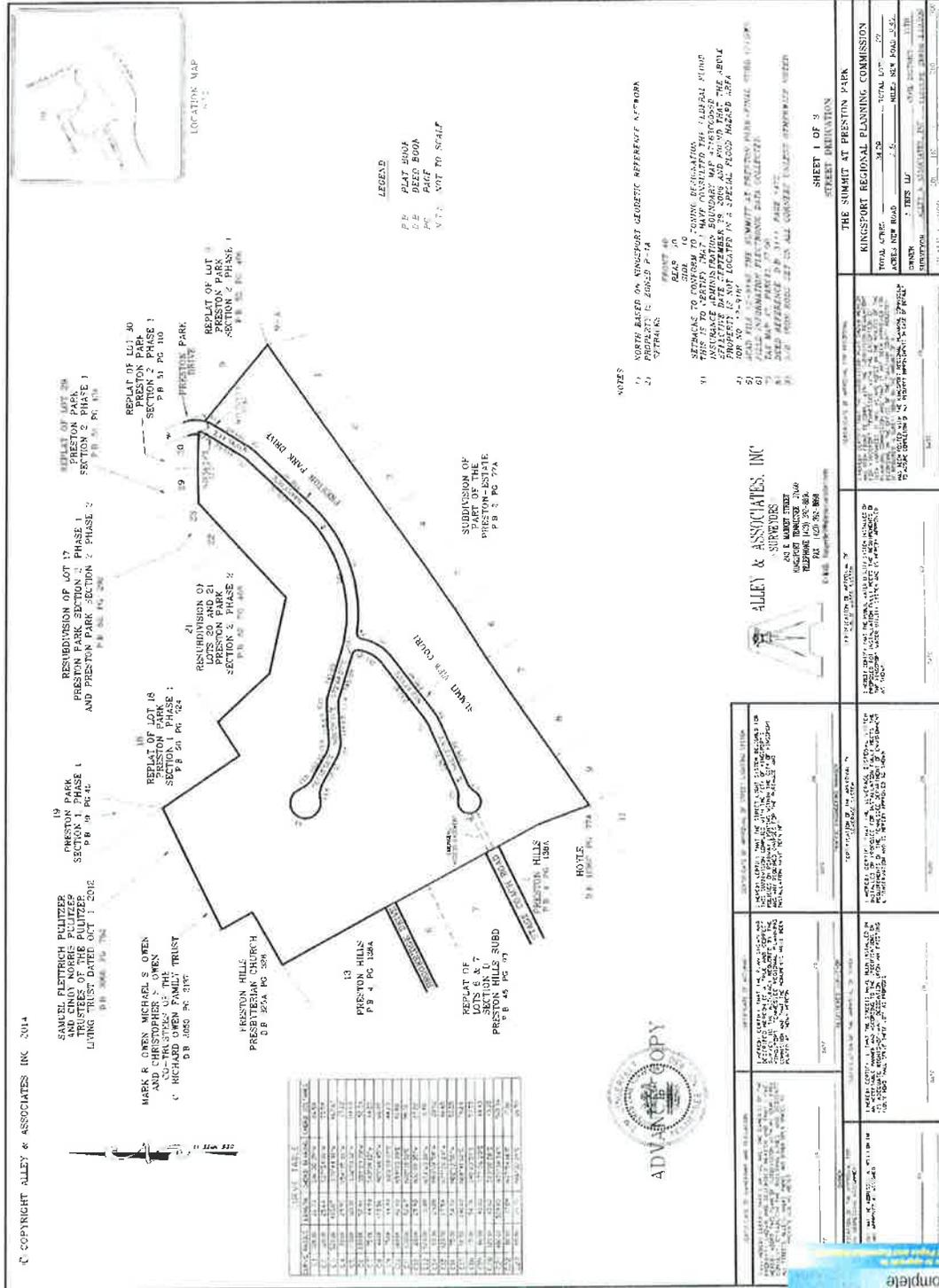


Vicinity Map











Before View Looking East



After View looking East



Before View Looking West



After View looking West



Before View Looking South



After View Looking South



Before View Looking North



After View Looking North

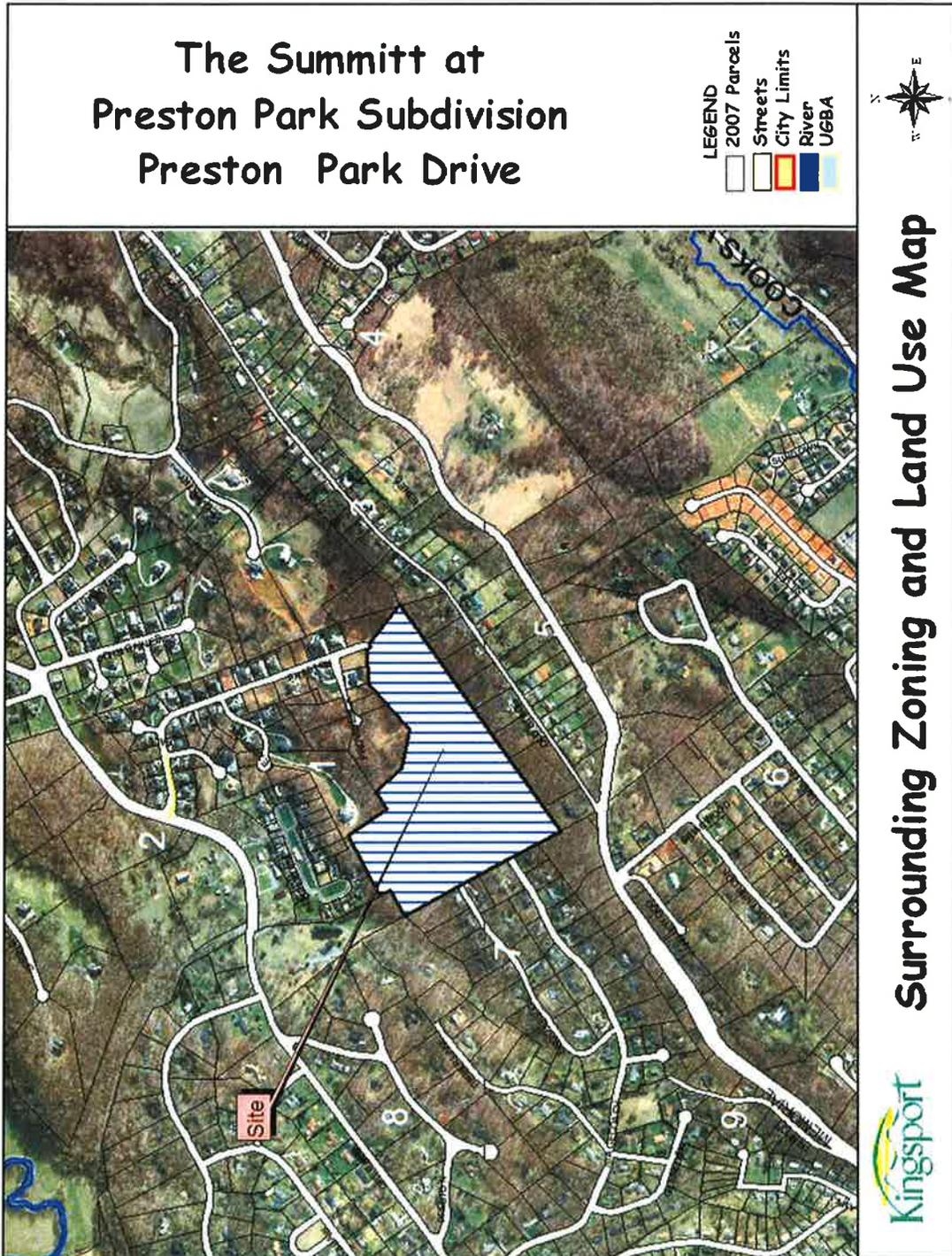
EXISTING USES AND LOCATION

The area surrounding these parcels is predominantly residential uses and vacant parcels in both the City and County. Utilities will require extension to the proposed lots. Both water and sanitary sewer are available from the existing Preston Park right-of-way. The subdivision only has access via Orebank Road. By design the two stub-out connecting streets were not allowed to connect due to the adjacent neighborhood residents' objections.

EXISTING USES LOCATION KEY

Location	Parcel / Zoning Petition	Zoning / Name
North, East, Northwest	1	City zoning of R-1A and A-1 and Pendleton Place Subdivision.
Further North and Northwest	2	Additional city zoning of A-1, R-1A and R-1B. Existing single family (SF) residential and vacant with The Exchange Place.
East	3	Directly adjacent is a city parcel zoned R-1B, vacant and SF further east.
Further East	4	County Parcels zoned R-1 along Old Stage Road with SF residences.
Southeast and South	5	County parcels zoned R-1 with SF uses along Old Stage Rd.
Further South	6	City subdivision known as Mystic Hills zoned R-1B with SF uses.
West	7	All City parcels zoned R-1B with single family uses.
Further West	8	Same as above, but beginning to get into some R-3 - multi-family along Memorial Blvd.
Southwest	9	All City Single Family uses and zoned R-1B.

EXISTING USES LOCATION MAP
(with numbers corresponding from previous page)



SUBJECT SITE:

The property in question has extreme topography issues and a long history of erosion and sedimentation control problems requiring extensive care and thought as it pertains to drainage. This has been a problem since the initial development of this property and must continue to be addressed to eliminate a repeat of flooding adjoining properties.

History

The initial subdivision, Preston Park Phase 1, Sections I & II both received preliminary plat approval in November of 1993. Stipulations were granted on Section II (the upper section) pertaining to connection to the adjacent neighborhood streets. In May 1994, the Planning Commission granted final plat approval for Section I. (the lower section) In July 1996, the Planning Commission, at the request of the owner, voided the preliminary approval granted to Section II (the upper section). The owner determined that the maximum grade of 15% would not be appropriate for the development. Nothing was proposed until 2005 when it was brought before the Planning Commission for concept plan approval. It is noted in the analysis that previously a sidewalk variance had been granted, the variance on sidewalks was contingent upon the developer submitting funds to the City for a pedestrian connector along Orebank Road to the Greenbelt. The developer requested two additional variances for this property. One was for the length of road ending in cul-de-sac (dead end street) and the other was to allow both roads to end in a cul-de-sac and not connect to the adjacent neighborhood streets. Both variances were granted by the Planning Commission. However the Commission decided that an easement would be required to provide emergency vehicles access to connect the subdivisions only and no street was to be constructed for the connection. The developer at that time agreed to the stipulation.

Currently

The current plan has a total of 27 lots. No other changes have occurred since the approval of the amended preliminary plat and no variances have been requested in addition to those already granted. This is the final step before lots may be sold. The final construction asphalt is currently being completed. As the Commission may recall in October 2013 as a policy on another subdivision project nearing completion staff stated Per TCA 13-4-303(b), in lieu of an ILOC for any remaining infrastructure items, the City would accept a Cashier's check in the amount established by the Engineering Department in order to proceed with Final plat and sell lots. Another option would be to approve the Final plat and the Engineering Department will hold the Final plat until the remaining items have been completed, then sign the plat and return to Planning for recordation.

CONCLUSION

RECOMMENDATION: Staff recommends APPROVAL of the Final Plat of Preston Park Subdivision aka "The Summitt", contingent upon meeting either of the above stated requirements (Developers Choice).