



## **CALLED REGIONAL PLANNING COMMISSION MEETING AGENDA**

**Monday, December 09, 2024 at 5:00 PM  
City Hall, 415 Broad Street, Conference Room: 226**

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**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.**

### **I. INTRODUCTION AND RECOGNITION OF VISITORS**

### **II. APPROVAL OF THE AGENDA**

### **III. APPROVAL OF MINUTES**

### **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.** Fieldcrest Acres Phase 1 Preliminary PD (PD24-0131). The Commission is requested to grant preliminary approval to the Fieldcrest Acres Phase 1 development along with associated variances. The development is located off of Fieldcrest Road. (Weems)
- 2.** Future Land Use Map Amendment for the Fieldcrest Acres Development (PD24-0131). The Commission is requested to amend the 2030 Future Land Use Plan to change from an industrial land use designation to a residential land use designation for the Fieldcrest Acres development. (Weems)

### **VII. OTHER BUSINESS**

## **VIII. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

## **IX. ADJOURN**

|                             |  |
|-----------------------------|--|
| <b>PROPERTY INFORMATION</b> | <b>Fieldcrest Acres Ph1 Preliminary PD</b> |
| <b>ADDRESS</b>              | <b>Fieldcrest Road</b>                     |
| <b>DISTRICT, LAND LOT</b>   | <b>7<sup>th</sup> Civil District</b>       |
| <b>OVERLAY DISTRICT</b>     | <b>Not Applicable</b>                      |
| <b>EXISTING ZONING</b>      | <b>PD</b>                                  |
| <b>PROPOSED ZONING</b>      | <b>N/A</b>                                 |
| <b>ACRES</b>                | <b>+/-24.41</b>                            |
| <b>EXISTING USE</b>         | <b>Vacant</b>                              |
| <b>PROPOSED USE</b>         | <b>Single and Multifamily Residential</b>  |

**APPLICANT: Integrity Building Group**

**REPRESENTATIVE: Darin Karst, Chris Alley**

**INTENT**

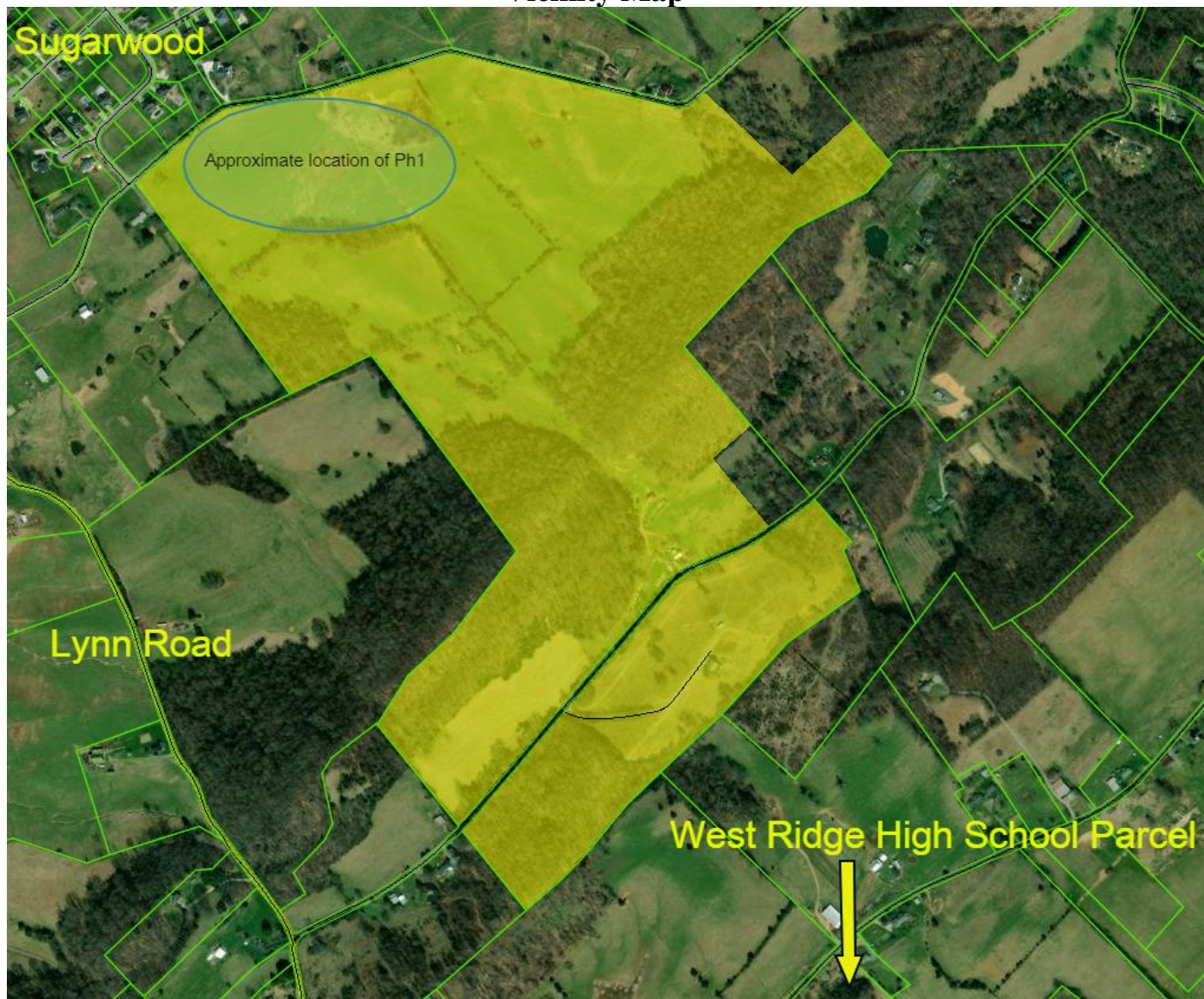
The applicant is requesting preliminary Planned Development plat approval for the Fieldcrest Acres Phase 1 off of Fieldcrest Road. The proposal consists of 48 single family lots and 22 townhome units.

The plan shows the required 25’ development periphery setback and appropriate density in accordance with the amount of open space provided. The total amount of open space amounts to 38.5% of the first 3 phases or 16.23 acres (all 3 phases combined is approximately 42.15 acres in size). This qualifies the development for a density of up to 8 units per acre. The proposed density of the development is 3.4 units per acre through the first three phases. Of note, phase 1 consists of a total of 24.411 acres. Holt Way on the submittal is a residential lane proposed to serve 22 townhome units. Chimney View Loop is a local street cross section that will serve 34 single family homes for phase 1.

The applicant has submitted an accompanying variance request to address the transition from the existing Fieldcrest Road to what is currently named Chimney View Loop. The variance for the connection of Chimney View Loop to Fieldcrest Road is proposed to be tapered from 20’ to the standard 25’ for a local street. **The applicant desires to not construct curb or sidewalk for the first approximate 130’ of this section** due to the lack of an existing ditch to channel the associated water runoff. A second variance for the connection of Fieldcrest West to Chimney View Loop is proposed to be an extension of the existing 20’ Fieldcrest Road with 5’ grass shoulders. **The variance amounts to 5’ of pavement width, no curb, and no sidewalks which impacts the first 200’ of the connection off “Fieldcrest West.”** The rationale is similar to the first variance request in that there is no established ditch along Fieldcrest Road and granted variances will not concentrate water runoff. Outside the transition area described above there are no other needed variances.

Staff recommends granting preliminary approval along with the two accompanying Chimney View Loop variances of no curb, gutter, sidewalk, and the 5’ street width decrease for the Fieldcrest West connection. The traffic impact study for this site identifies no negative impacts on the study of intersections. Sullivan County Highway has reviewed the proposal and sees no major issues.

### Vicinity Map



Zoning Map: PD, Planned Development zone



Item V11.

PD24-0131

Preliminary Plat Sheet 1

**NOTES**

- NORTH BASED ON TENNESSEE STATE PLANE COORDINATES. ALL DISTANCES AND BEARINGS SHOWN ON THIS PLAT WAS DERIVED FROM NAD 83 (2011) DATUM.
- SETBACKS TO CONFORM TO CURRENT ZONING DESIGNATION.
- INSURANCE ADMINISTRATION BOUNDARY MAP 4718.8200700 EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PARCEL IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- ACAD FILE 24-13244 KARST FLDGCRST PHH SUB/LDWG
- FIELD INFORMATION ELECTRONIC DATA COLLECTED
- PLAT INFORMATION ELECTRONIC DATA COLLECTED
- DEED REFERENCE: D.B. 3506, PAGE 2369 (PROPR).

**LEGEND**

IR(C) IRON ROD, CAP  
 D.B. DEED BOOK  
 PG. PAGE  
 AC. ACRES  
 C. CENTERLINE

**ALLEY & ASSOCIATES, INC.**  
 SURVEYORS  
 403 S. HARRISON  
 KINGSPORT, TENNESSEE 37660  
 TELEPHONE: (423) 336-4888  
 FAX: (423) 336-4888  
 E-MAIL: info@alleyandassociates.com

**OWNER**

**EVELYN HOLT PARKER FAMILY TRUST**  
 D.B. 3506, PG. 2369

**PROPERTY INFORMATION**

|             |               |
|-------------|---------------|
| AREA        | 16.23 ACRES ± |
| ACRES       | 16.23         |
| PER ACRE    | 3.34 UNITS    |
| TOTAL UNITS | 54 UNITS      |

**DEED REFERENCE**

D.B. 3506, PAGE 2369 (PROPR)

**SCALE**

1" = 100'

**DATE**

12/24/2024

**OWNER**

EVELYN HOLT PARKER FAMILY TRUST

**REGISTERED SURVEYOR**

ALLEY & ASSOCIATES, INC.

**CITY ENGINEER**

KINGSPORT REGIONAL PLANNING COMMISSION

**OWNER**

EVELYN HOLT PARKER FAMILY TRUST

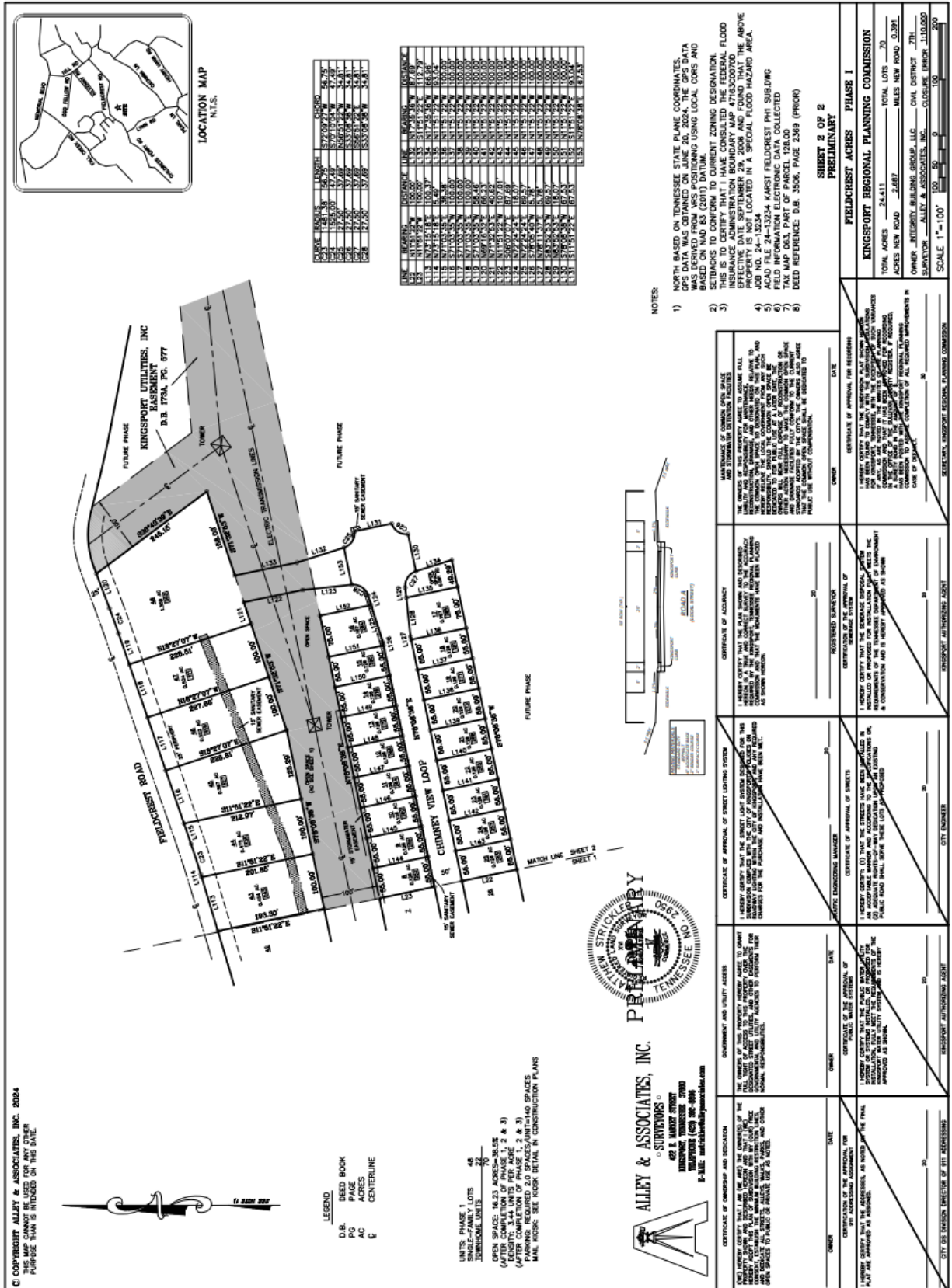
**REGISTERED SURVEYOR**

ALLEY & ASSOCIATES, INC.

**CITY ENGINEER**

KINGSPORT REGIONAL PLANNING COMMISSION

Preliminary Plat Sheet 2



## Variance Submittal Letter and Supporting Documents



**DTWood Engineering, Inc.**

Land Development Design & Consulting

September 10 2024

Kingsport Regional Planning Commission

**RE: Fieldcrest Acres- Phase 1  
Fieldcrest Road  
Variance Request for Street Connections**

We are requesting the following variances for the proposed roadway cross-sections:

### **Connection of "Road A" to Fieldcrest Road**

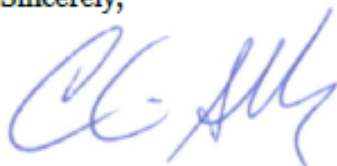
We are proposing a taper section from the Beginning of Construction (Sta. 11+51.37) to Sta. 12+80. This section of roadway will transition between the existing Fieldcrest Road width of ~20' to the proposed "Road A" width of 25'. Due to the lack of an established roadside ditch along Fieldcrest Road, we are proposing that no Kingsport curb or sidewalk be installed in this section. This will allow runoff from this section of roadway to remain in more of a sheet flow condition and not create any areas of concentrated flow.

### **Connection of "Fieldcrest West" to "Road A"**

We are proposing the section of roadway labeled as "Fieldcrest West" be 20' wide asphalt with 5' grass shoulders. This would match the existing width of Fieldcrest Road, and the utilization of grass shoulders would more closely match the current condition of Fieldcrest Road which does not have an established roadside ditch. By not installing curbs in this section, runoff from this section of roadway can remain in more of a sheet flow condition and not create any areas of concentrated flow.

Please feel free to contact me at (423) 384-7824 or via email at [Chris@DTWoodEngineering.com](mailto:Chris@DTWoodEngineering.com) if you have any questions or need any additional information.

Sincerely,



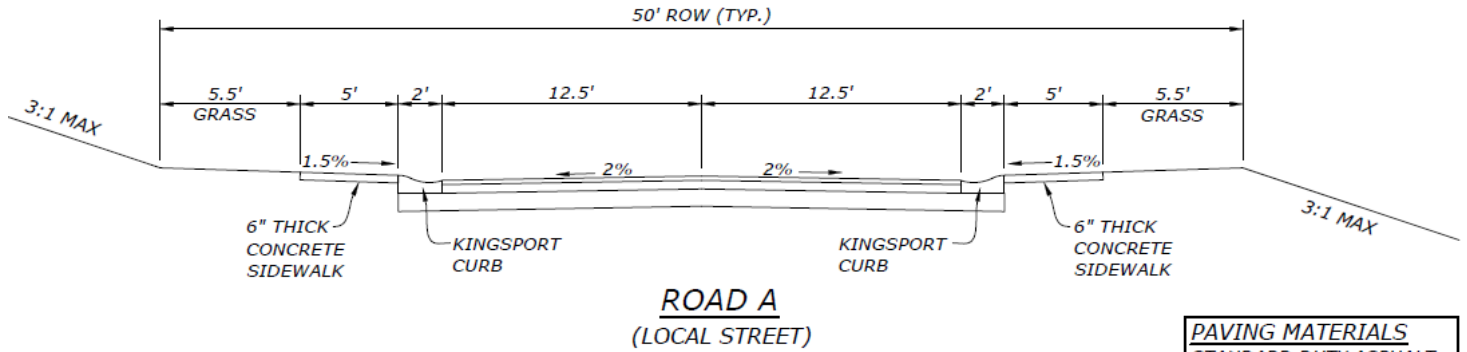
Chris Alley, P.E.  
Project Manager



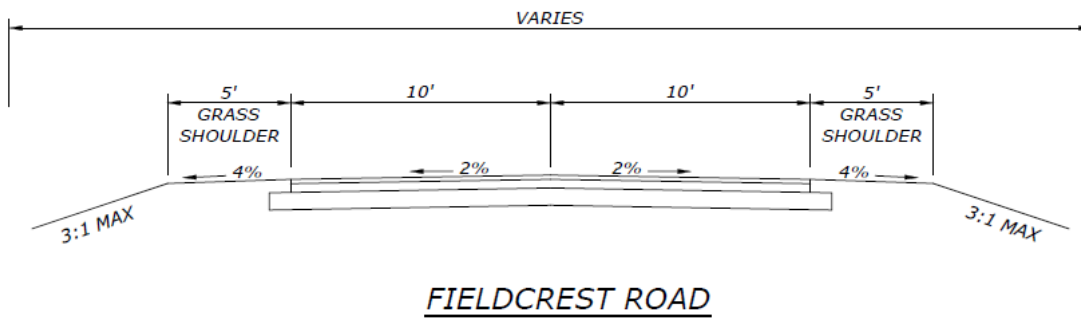
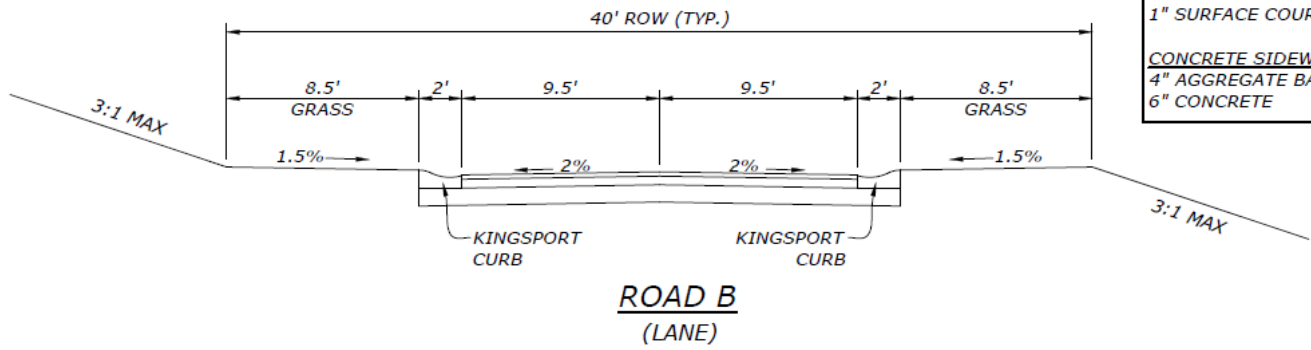
PD24-0131

**ROAD A: Chimney View Loop**

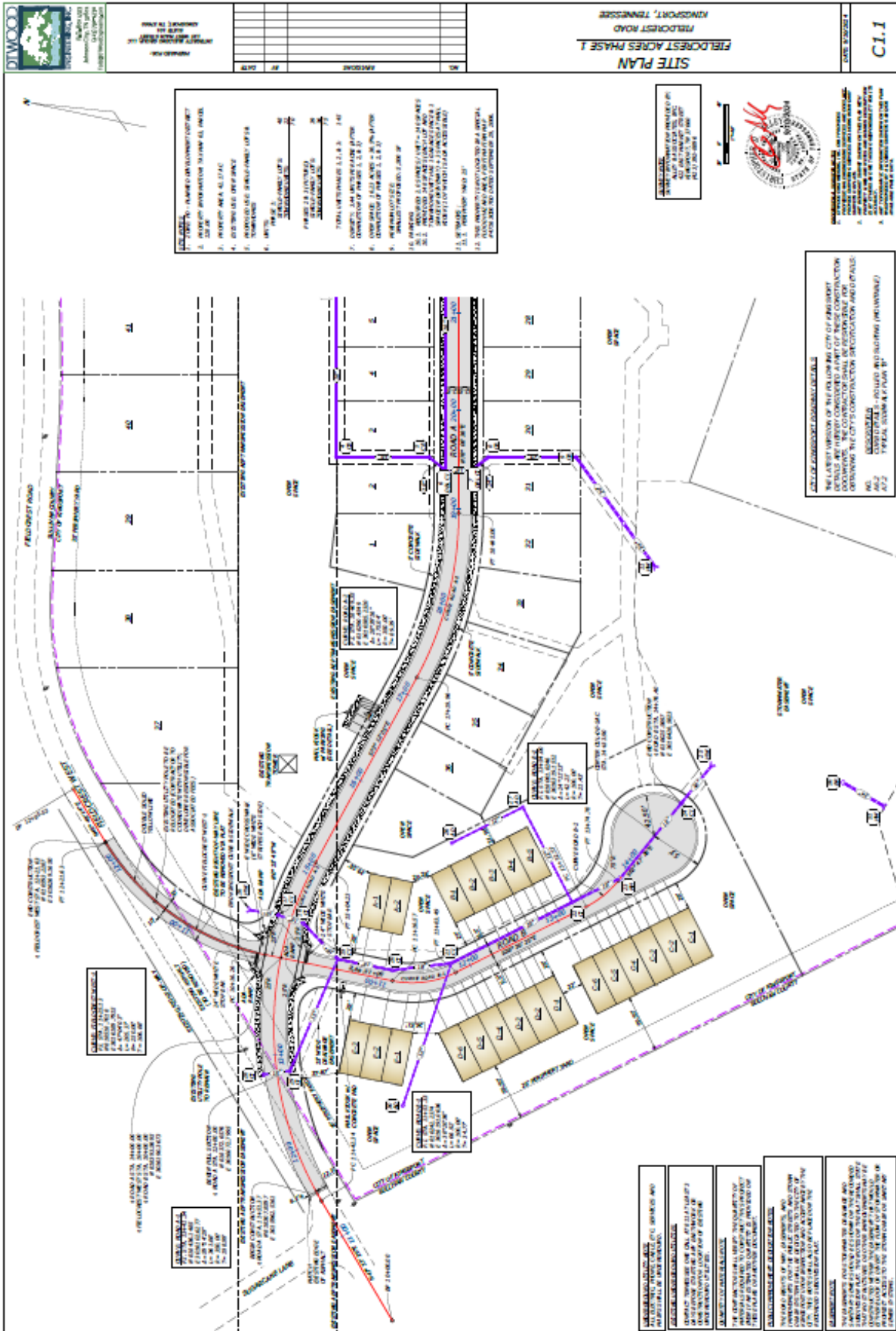
**ROAD B: Holt Way**



|                          |
|--------------------------|
| <b>PAVING MATERIALS</b>  |
| STANDARD DUTY ASPHALT    |
| 6" AGGREGATE BASE        |
| 2" BINDER COURSE         |
| 1" SURFACE COURSE        |
| <b>CONCRETE SIDEWALK</b> |
| 4" AGGREGATE BASE        |
| 6" CONCRETE              |

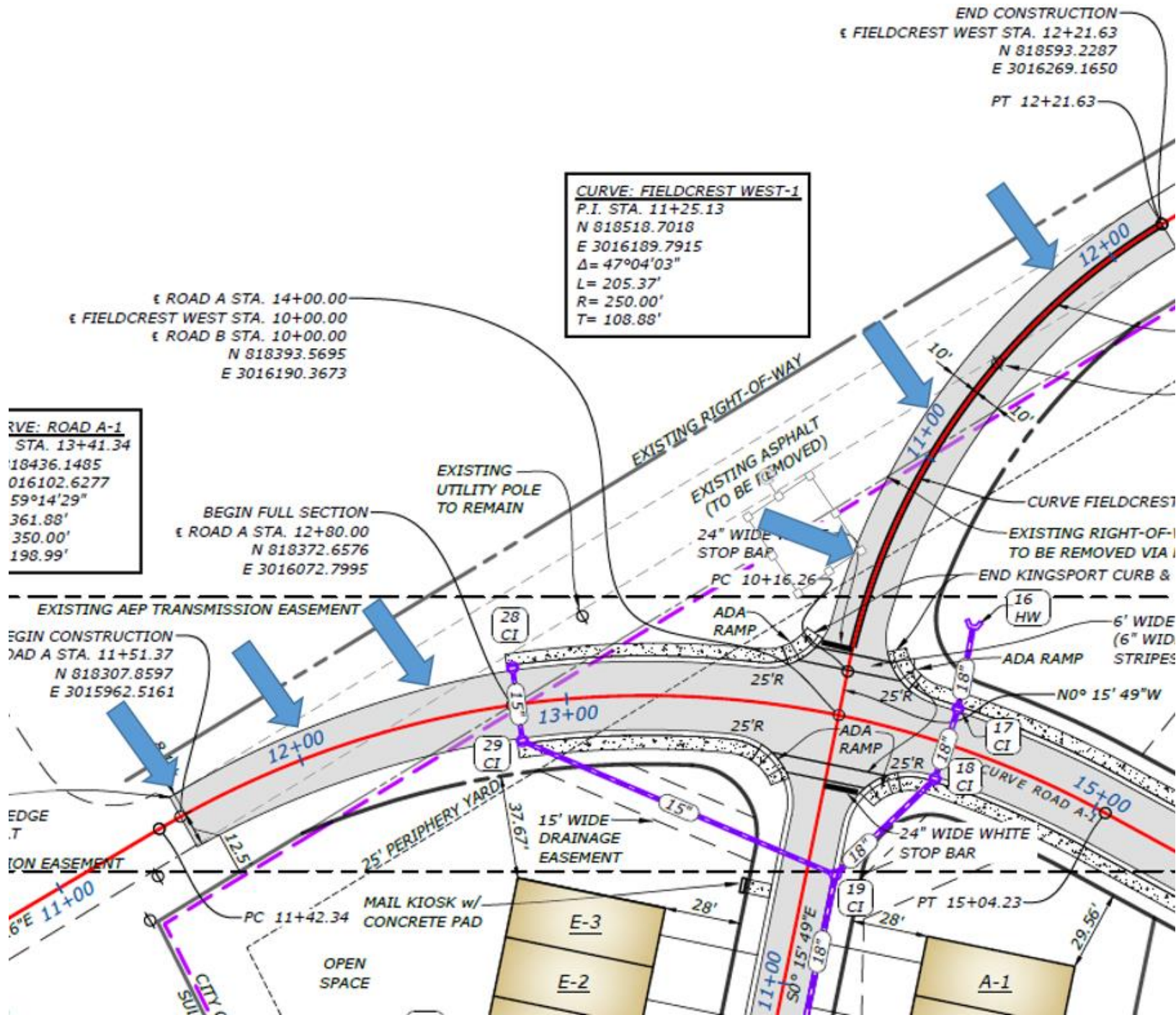


PD24-0131



Prepared by Kingsport Planning Department for the Kingsport Regional Planning Commission Meeting on December 9, 2024

### Expanded View of Area Impacted by Variances



View East



View West



PD24-0131

Entrance to Sugarwood (Across from Chimney View Loop)



Chimney View Loop Entrance Into Development



**View of Curve Along Existing Fieldcrest Road**



**Map with Arrow Indicating the Above Picture Orientation**



**View South (Toward West Ridge High School)****Conclusion**

Staff recommends granting preliminary approval along with the accompanying Chimney View Loop variances of no curb, gutter, or sidewalk for the first 130 feet of Chimney View Loop and no curb, gutter, or sidewalk and the 5' street width decrease to match exiting conditions for the Fieldcrest West connection to Chimney View Loop. It is staff's opinion that the proposal is an appropriate solution for addressing the transition from the existing Fieldcrest road to the proposed new local city street. The variances have been reviewed by and are also supported by the Kingsport Engineering Division as well as Kingsport Water Services.

|                             |   |
|-----------------------------|---|
| <b>PROPERTY INFORMATION</b> | <b>Fieldcrest Planned Development area</b>                                    |
| <b>ADDRESS</b>              | <b>Fieldcrest Road</b>  |
| <b>DISTRICT, LAND LOT</b>   | <b>7<sup>th</sup> Civil District, Tax Map 063, a portion of parcel 128.00</b> |
| <b>OVERLAY DISTRICT</b>     | <b>Not Applicable</b>   |
| <b>EXISTING ZONING</b>      | <b>PD</b>   |
| <b>Land Use Designation</b> | <b>Industrial</b>   |
| <b>EXISTING USE</b>         | <b>Vacant</b>   |
| <b>PROPOSED USE</b>         | <b>Future Single and Multifamily</b>  |

**APPLICANT:** Darin Karst

**REPRESENTATIVE:** Chris Alley

**INTENT**

The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the proposed development located at the Fieldcrest Annexation site. The current land use plan designation for this property is Industrial and the applicant is seeking a change to Single and Multi-Family Residential. The property is zoned PD (Planned Development District).

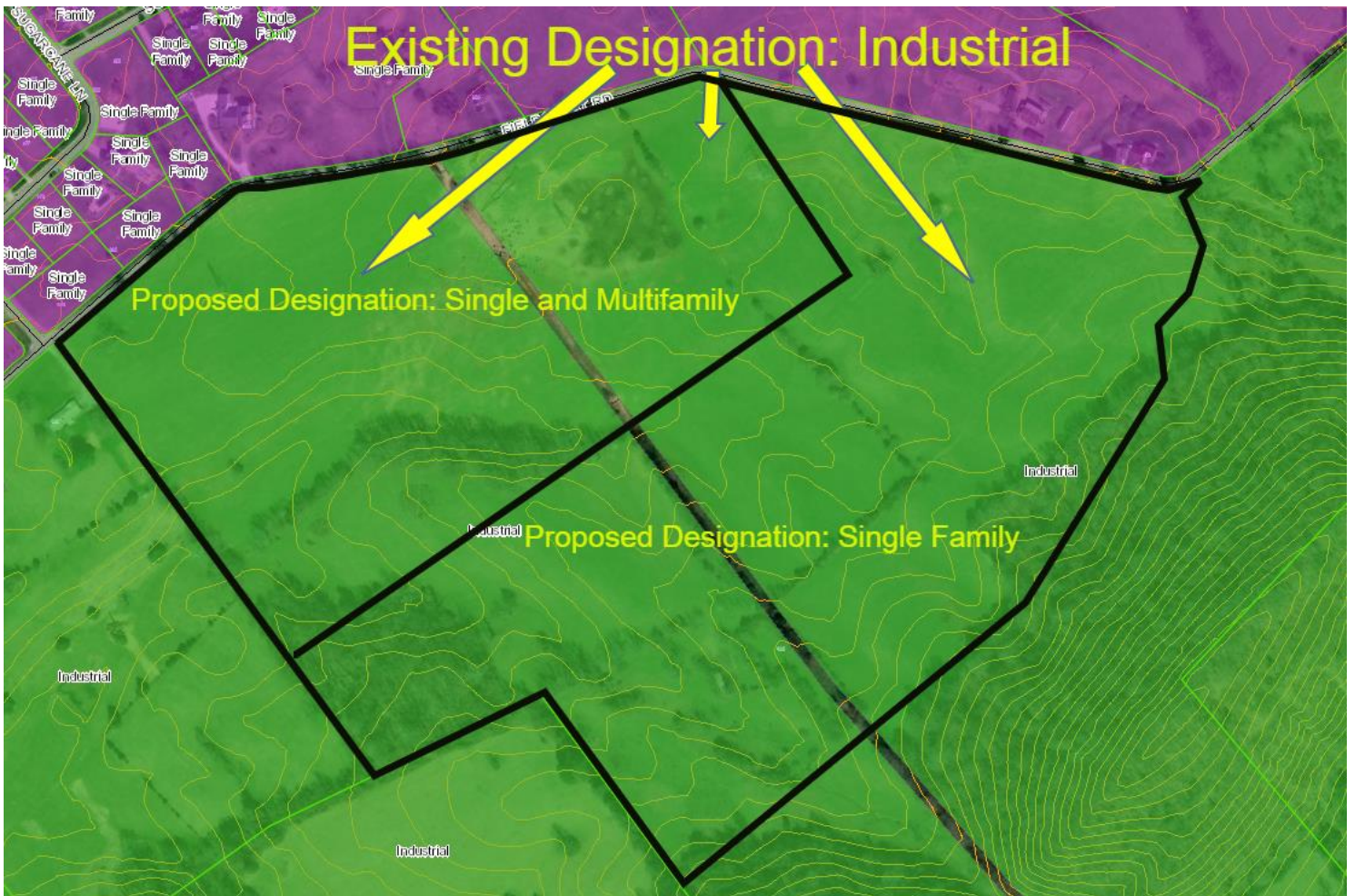
Uses in the PD, Planned Development District, are required to match the designation on the future land use plan. Staff feels that the existing industrial designation for the property is inappropriate at this time due to the need of additional residential units in the community. Subsequently, staff is supportive of the change to single and multifamily residential as described in this report.



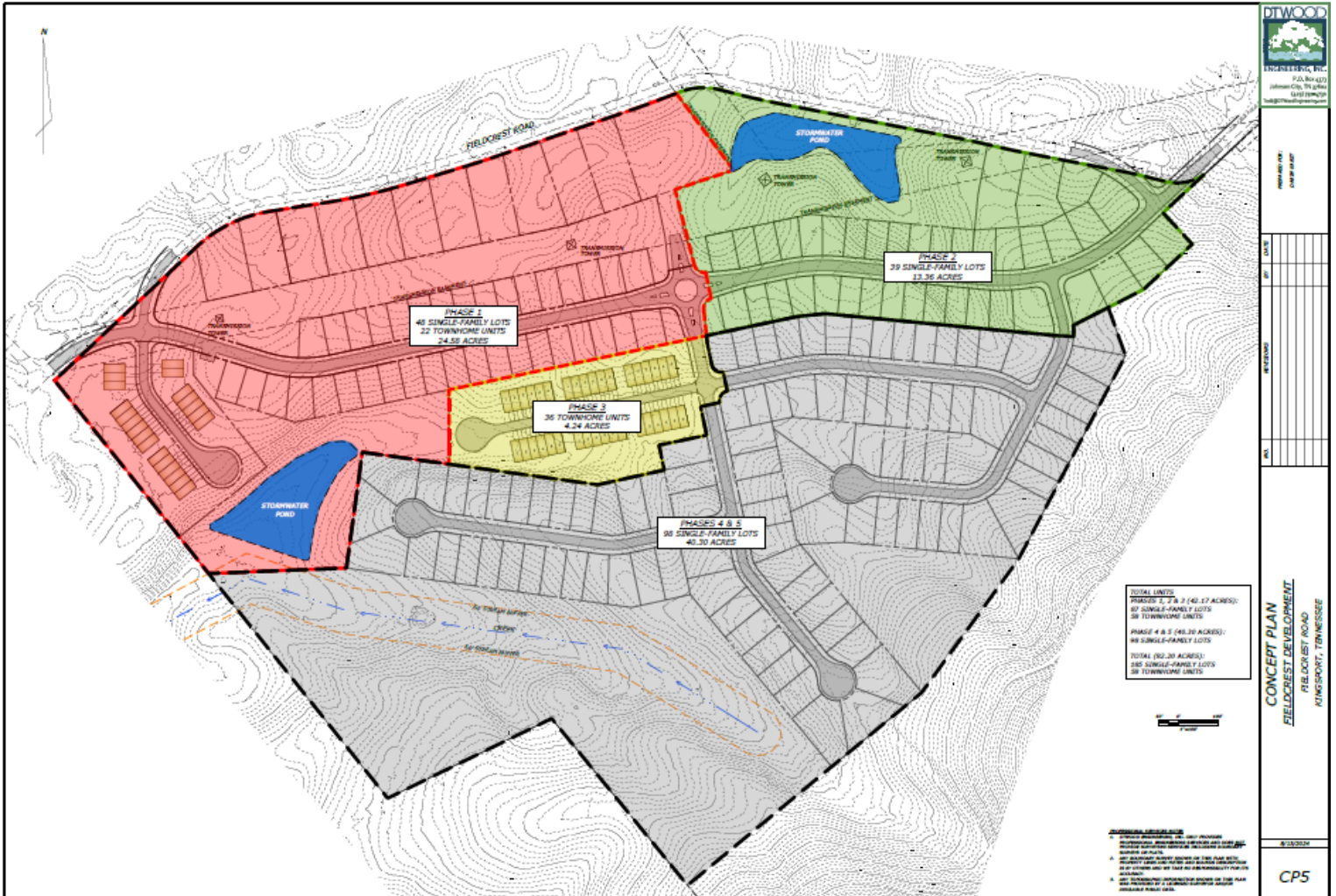
**Zoning: PD**



### 2030 Future Land Use Plan (With Proposed Changes)



Submitted Concept Plan for Future Land Use



**STAFF ANALYSIS**

Staff supports the change from the industrial future land use in for this site and replacing it with single/multifamily and single family designations. When the 2030 Future Land Use Plan was crafted in 2010, its creators envisioned an industrial setting for this area. Fourteen years later, staff believes that the industrial designation for this area is inappropriate due to the need in the area for residential units.

Planning staff are working with Kimley-Horn and Associates to create a new Future Land Use Plan and Comprehensive Plan for the City. Staff anticipates the land use plan being updated within the next year, removing most of the industrial classification in this area to replace it with residential classifications.

**CONCLUSION**

Staff recommends changing the requested part of the Fieldcrest development area from Industrial to single/multifamily and single family as shown in the graphics contained in this report.