

PROPERTY INFORMATION:**Brickyard Village Phase 1B Final Amendment****ADDRESS:**

Brickyard Park Drive. Kingsport, TN

DISTRICT, LAND LOT:11th Civil District**OVERLAY DISTRICT:**

N/A

EXISTING ZONING:

PD, Planned Development

PROPOSED ZONING:

PD, Planned Development

ACRES:

+/- 4.164

EXISTING USE:

Residential

PROPOSED USE:

Residential

APPLICANT:**ADDRESS:****REPRESENTATIVE:****INTENT**

The developer is seeking to adjust the setbacks for Brickyard Village Phase 1B plat and make a minor adjustment to lot 8 and the adjacent open space. Per the zoning code certain amendments to development plans, such as the adjustment of open space, must be made only by official action of the planning commission.

The development currently has a total density of 9.06 units per acre and open space designation of 46.71%, or +/- 24.96 acres. With the adjustments to the open space, the new open space designation would be 46.67%, or +/- 24.94 acres. This new open space designation would still permit the current density of 9.06 units per acre.

The setbacks for this subdivision are 18' Front, 20' Rear, 5' Side, 15' Corner Lots with 2nd Frontage and are being proposed as: 18' Front, 10' Rear, 5' Side, 5' Corner Lots with 2nd Frontage. The plat itself conforms to the minimum subdivision regulations.

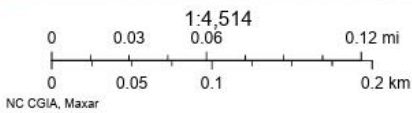
Therefore, staff recommends approving the amendment to the Brickyard Village Phase 1B subdivision plat.

Brickyard Ph. 1B Site Map



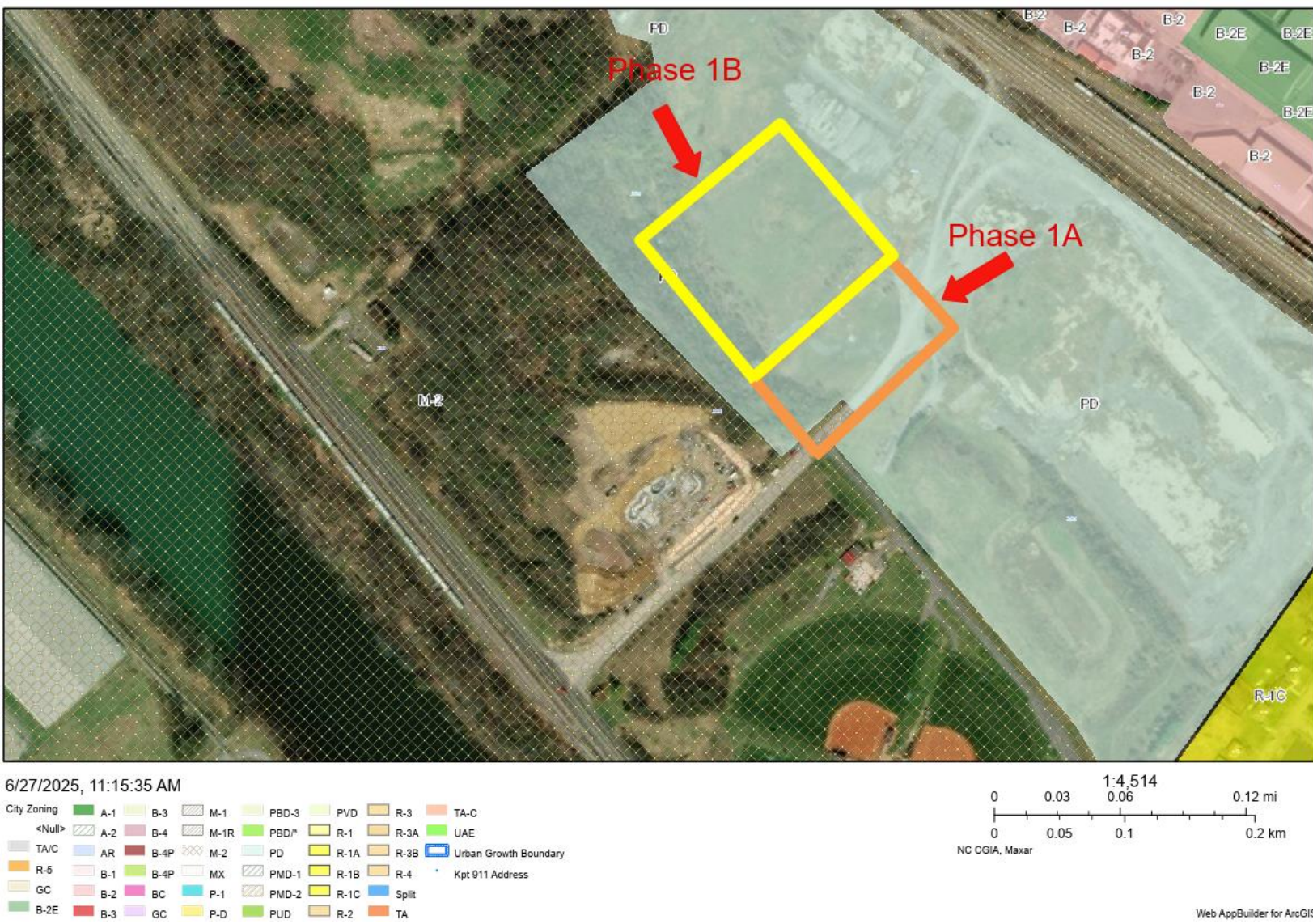
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- Streets
- | | | |
|----------------|------------------|-----------------------|
| Major Arterial | Local Street | Urban Growth Boundary |
| Interstate | Minor Arterial | Kpt 911 Address |
| Expressway | Collector Street | Ramp |

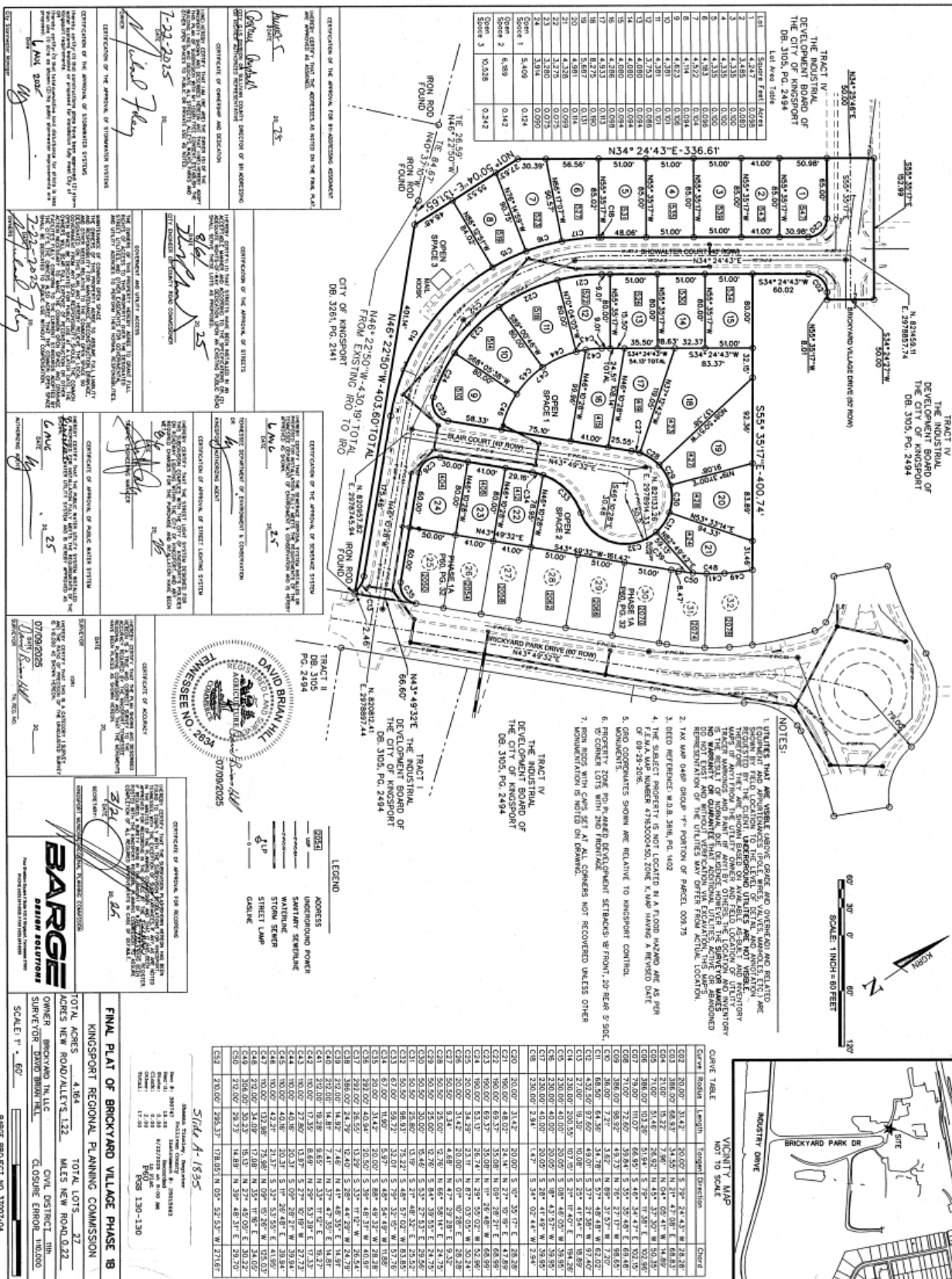


Web AppBuilder for ArcGIS

Brickyard Ph. 1B Zoning - PD, Planned Development



Brickyard Phase 1B Final Plat



TOTAL PROPERTY ACREAGE:	53.44
TOTAL UNITS:	484
UNITS PER ACRE:	9.06
R.O.W. ACREAGE	8.29
OPEN SPACE ACREAGE:	24.96
% OPEN SPACE REQUIRED:	45%
% OPEN SPACE PROVIDED:	46.71%

[illegible]

Recommendation:

Staff recommends approving the amendment to the Brickyard Village Phase 1B subdivision plat.