

<b>PROPERTY INFORMATION:</b>	<b>Magnolia Ridge Open Space Adjustment</b>
<b>ADDRESS:</b>	Rocky Branch Rd. Kingsport, TN
<b>DISTRICT, LAND LOT:</b>	7 <sup>th</sup> Civil District
<b>OVERLAY DISTRICT:</b>	Not Applicable
<b>EXISTING ZONING:</b>	PD, Planned Development
<b>PROPOSED ZONING:</b>	PD, Planned Development
<b>ACRES:</b>	+/- 11.44
<b>EXISTING USE:</b>	Residential
<b>PROPOSED USE:</b>	Residential

**APPLICANT:**

**ADDRESS:**

**REPRESENTATIVE:**

**INTENT**

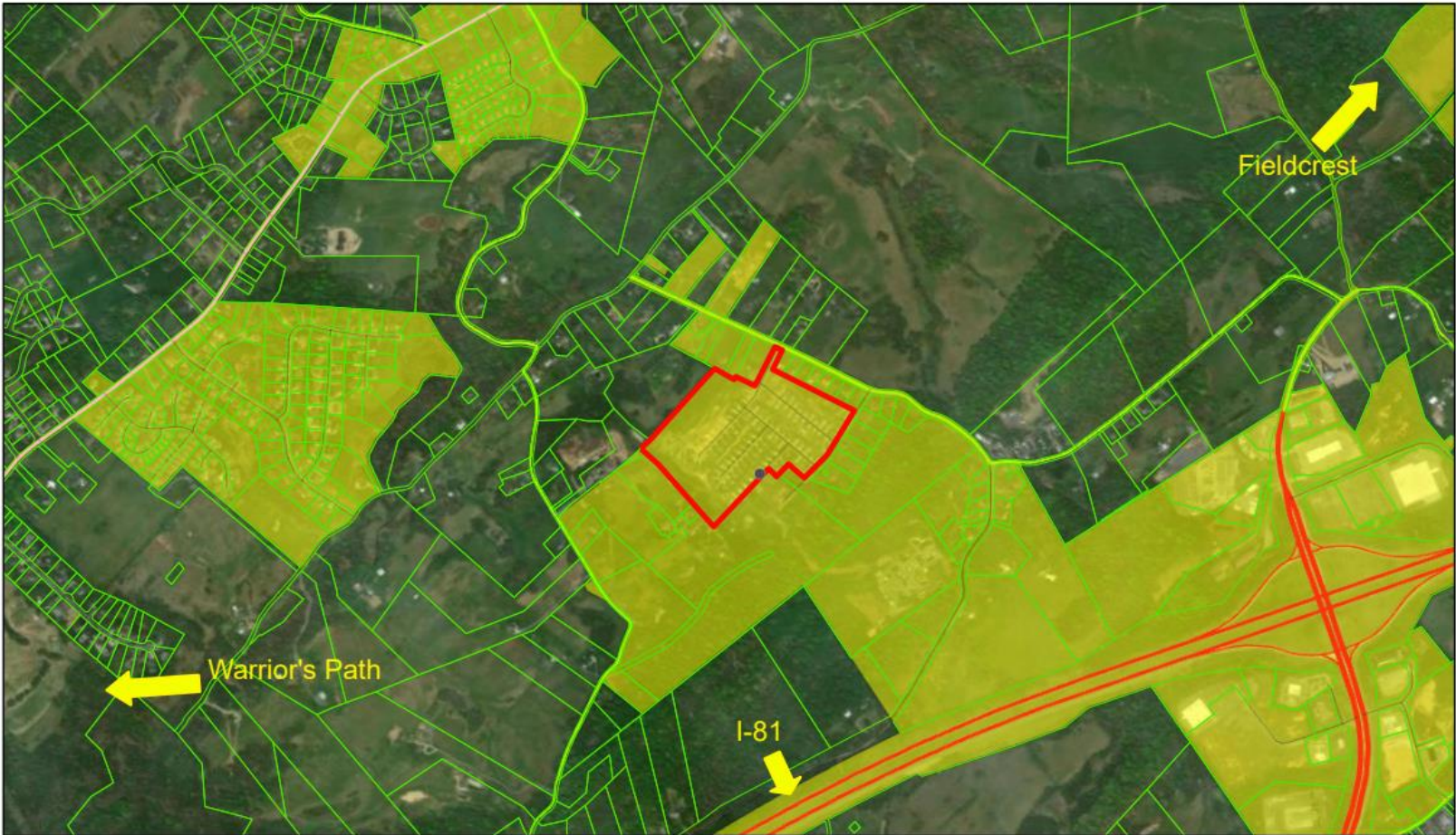
The Magnolia Ridge HOA is seeking to adjust the amount of open space currently present. Per the zoning code certain amendments to development plans, such as the adjustment of open space, must be made only by official action of the planning commission.

The development currently has a density of 2.94 units per acre and open space designation of 33.73%, or +/- 11.44 acres. With the adjustments to the open space, the new open space designation would be 32.7%, or +/- 11.09 acres. This new open space designation would still permit the current density of 2.94 units per acre.

The re-plat of Magnolia Ridge displays the necessary information as required by the minimum subdivision regulations. Water services is currently reviewing the re-plat to ensure their needs have been met prior to giving their approval.

Staff recommends approving the adjustment of open space to the Magnolia Ridge development plan and approving the final plat contingent upon a positive recommendation from the water services department.

### Magnolia Ridge Vicinity Map

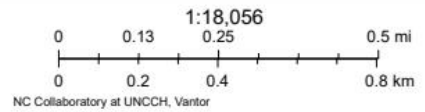


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Sullivan County Parcels Jan 2023

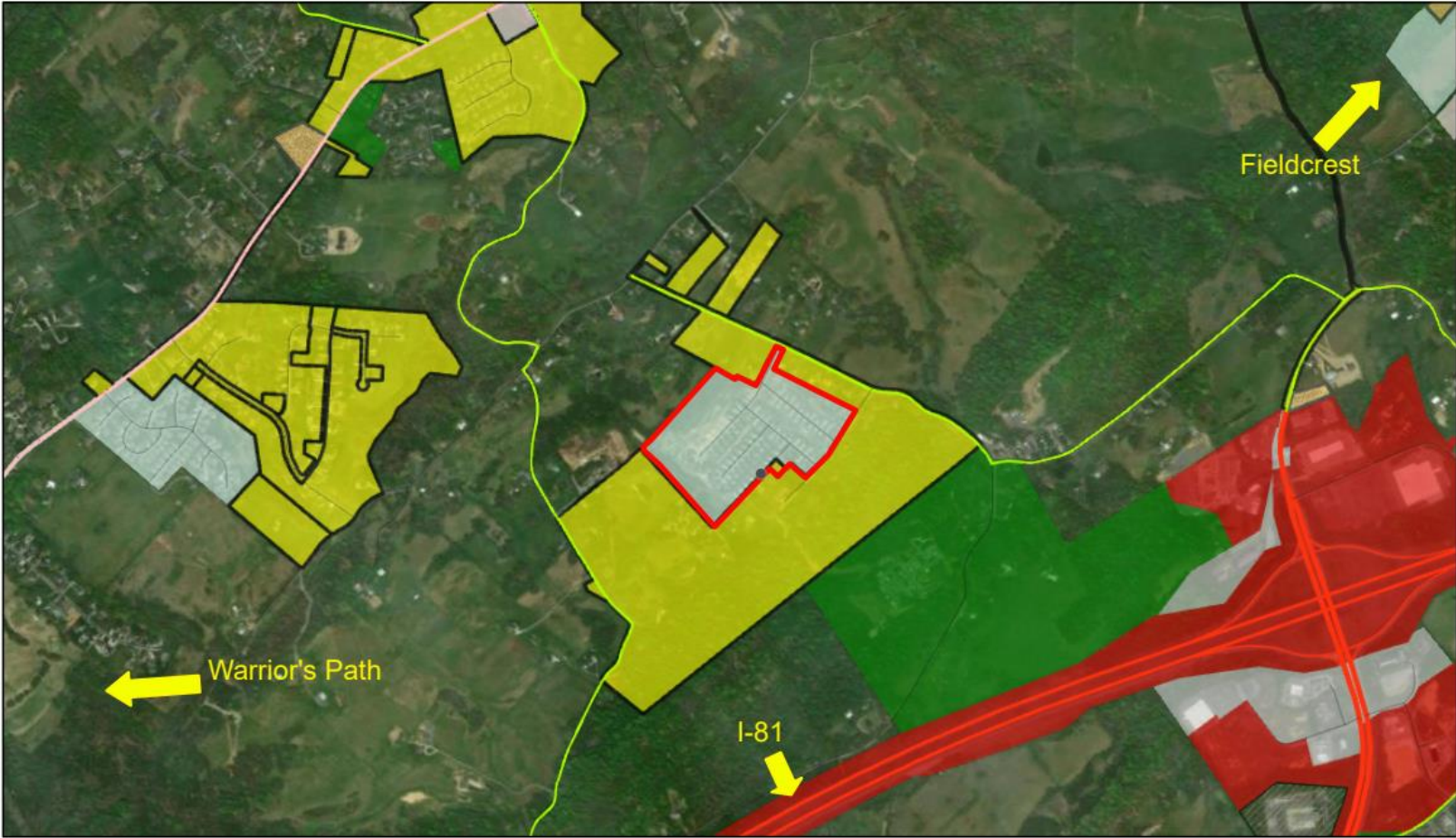
- Parcels
- Municipal Boundary
- KINGSPORT

- Streets
- Collector Street
  - Local Street
  - Interstate
  - Expressway
  - Minor Arterial
  - Ramp



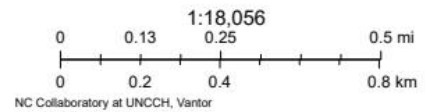
Web AppBuilder for ArcGIS

Magnolia Ridge Zoning - PD, Planned Development District



6/12/2026, 11:39:22 AM

Streets		City Zoning	
Collector Street	B-3	R-1B	PD
Interstate	T/A/C	M-1	R-3
Expressway	A-1	PD	
Minor Arterial	B-1		
Local Street			
Ramp			



Web AppBuilder for ArcGIS







**Recommendation:**

Staff recommends approving the adjustment of open space to the Magnolia Ridge development plan and approving the final plat contingent upon a positive recommendation from the water services department.