

PROPERTY INFORMATION:	Brickyard Village Phase 1B FINAL PLAT
ADDRESS:	Brickyard Park Drive
DISTRICT, LAND LOT:	11 th Civil District, Tax Map 046P Parcel 009.00
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 4.164
EXISTING USE:	Vacant
PROPOSED USE:	Single-Family Residential

APPLICANT: Barge Design

ADDRESS: 4 Sheridan Square, Suite 100 Kingsport, TN 37660

REPRESENTATIVE: Brian Hill

INTENT

The applicant is requesting final plat approval for Brickyard Village Phase 1B final plat, lots 1-27. This site is located at the end of Brickyard Park Drive and preliminary plan approval for this site occurred on April 25, 2024. The Brickyard Village Phase 1B final plat does conform to the preliminary plan.

The final plat contains 24 single-family detached structures and 3 open spaces along Showalter Court and Blair Court roads. The development also contains the required 25' development free periphery required by the PD zone. Showalter Court will terminate at a future intersection with Brickyard Village Drive, which will serve as a temporary turn-around. The use of this intersection as a temporary turn-around meets the dimensional standards required by the Subdivision Regulations.

Edens Investments, Inc., has also requested the Planning Commission accept a Subdivision Bond for the remaining on-site improvements for Brickyard Village Phase 1. The remaining on-site improvements are detailed in the subdivision bond estimate and amount to \$116,778.59. The proposed Subdivision Bond will include all remaining on-site improvements for Brickyard Village Phase 1A and Phase 1B for the convenience of the developer and have a performance date of April 17, 2026 along with an expiration date of July 17, 2026. This Subdivision Bond will also replace Edens Investments, Inc., pre-existing Irrevocable Letter of Credit for Phase 1A.

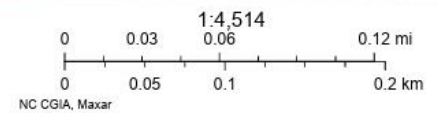
Therefore, staff recommends accepting the Subdivision Bond and releasing Edens Investment Inc., from the Phase 1A Irrevocable Letter of Credit contingent upon the Subdivision Bond being submitted and approved in a form acceptable to the City Attorney. Furthermore, staff recommends granting contingent plat approval for Brickyard Village Phase 1B final plat based upon the submission of a Subdivision Bond for the remaining on-site improvements totaling \$116,778.59, submitted and approved in a form acceptable to the City Attorney.

Brickyard Ph. 1B Site Map



6/27/2025, 11:12:30 AM

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



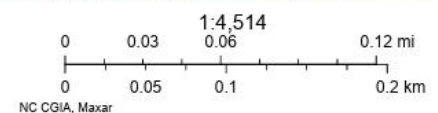
Web AppBuilder for ArcGIS

An aerial photograph of a large, light-colored, rectangular development site. The site is divided into two main sections: a larger section on the right labeled 'Phase 1A' with an orange outline, and a smaller section on the left labeled 'Phase 1B' with a yellow outline. Red arrows point from the text labels to their respective sections. The site is bordered by a road on the left, a railway line on the top left, and a green field on the bottom left. Various labels are visible on the map, including 'PD' (Public Domain) in several locations, 'M-2' near the road, and 'R-1C' in the bottom right corner. The entire map is overlaid with a green grid pattern.

City Zoning

	A-1		B-3		M-1		PBD-3		PVD		R-3		TA-C
	A-2		B-4		M-1R		PBD/*		R-1		R-3A		UAE
	TA/C		AR		M-2		PD		R-1A		R-3B		Urban Growth Boundary
	R-5		B-1		B-4P		MX		PMD-1		R-1B		R-4
	GC		B-2		BC		P		PMD-2		R-1C		Split
	B-2E		B-3		GC		P-D		PUD		R-2		TA

Kpt 911 Address



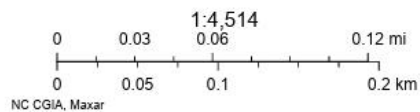
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Brickyard Ph. 1B Utilities



6/27/2025, 11:17:34 AM

- Sewer Mains
- Water Lines
-  Sewer Manholes
-  Urban Growth Boundary
-  Kpt 911 Address



Web AppBuilder for ArcGIS





**BOND ESTIMATE
Brickyard Village Phase 1**

FILE NO. 2024-D4

July 7, 2025

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	EA	Phase 1B As-Built (See Note Below)	\$ 10,000.00	\$ 10,000.00
2	1	LS	AEP Street Lights	\$ 17,190.00	\$ 17,190.00
Utilities - Storm					
3	1	EA	Stormwater Basin Completion & Conversion to Detention Basin (See Note Below)	\$ 10,000.00	\$ 10,000.00
Paving					
4	355	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 173.15	\$ 61,468.25
Signs and Pavement Markings					
5	2	EA	Plastic Pavement Marking (Stop Line)	\$ 141.35	\$ 282.70
6	7	EA	Plastic Pavement Marking (Cross-Walk)	\$ 317.70	\$ 2,223.90
7	4	EA	Plastic Pavement Marking (Roundabout)	\$ 210.75	\$ 843.00
				SUBTOTAL	\$ 102,007.85
CONTINGENCIES (6%)					\$ 6,120.47
					\$ 108,128.32
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)					\$ 8,650.27
				TOTAL	\$ 116,778.59

Notes: As-Built estimate, Video and Water Testing is if C.O.K. installs infrastructure - Developer shall provide As-Built drawings, Videos and any Testing before any Utilities installed by others will be accepted by the City.

July 7, 2025

Date



Garret Burton
Civil Engineer I
City of Kingsport

Northern Property View



Eastern Property View



Southern Property View



Western Property View



Recommendation:

Staff recommends, granting contingent plat approval for Brickyard Village Phase 1B final plat based upon the submission of a Subdivision Bond for the remaining on-site improvements totaling \$116,778.59, submitted and approved in a form acceptable to the City Attorney.