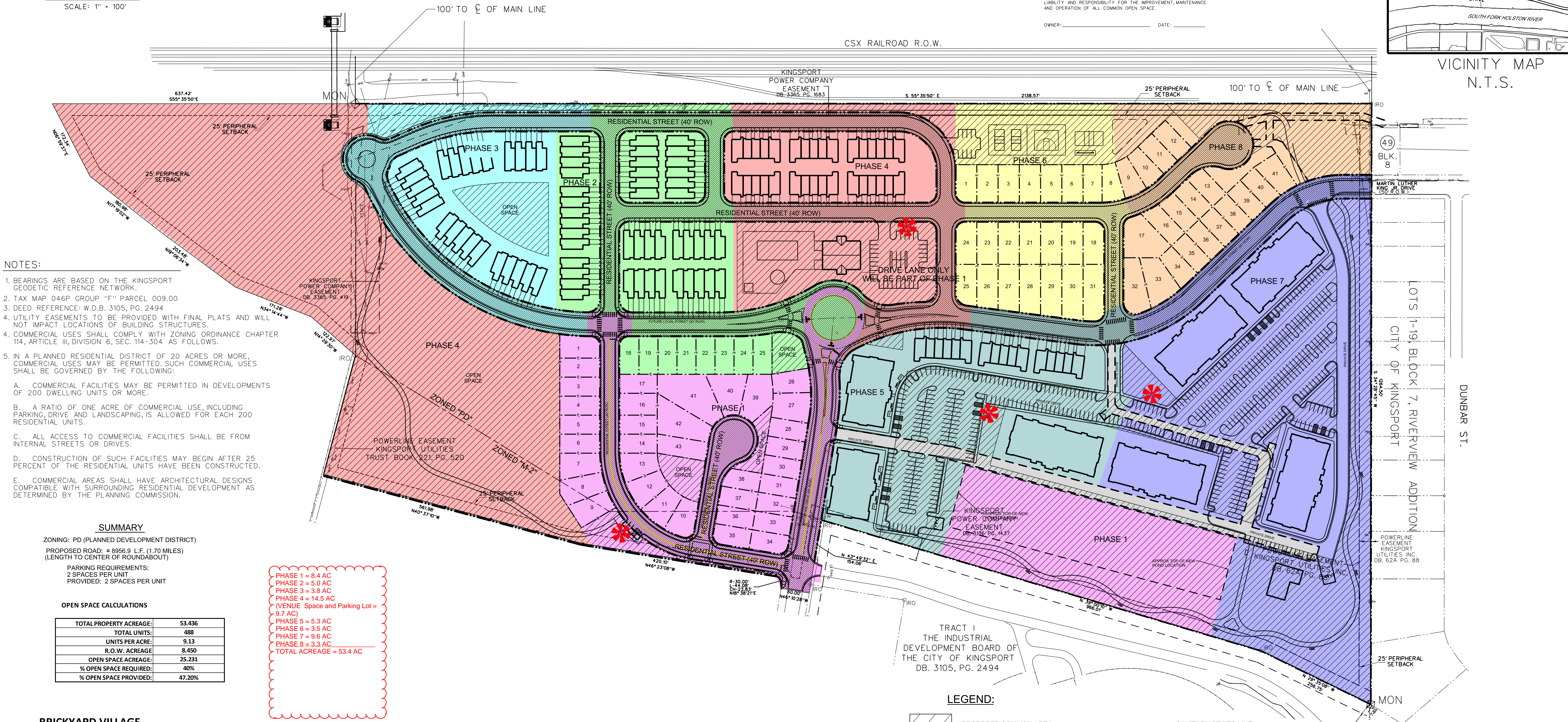
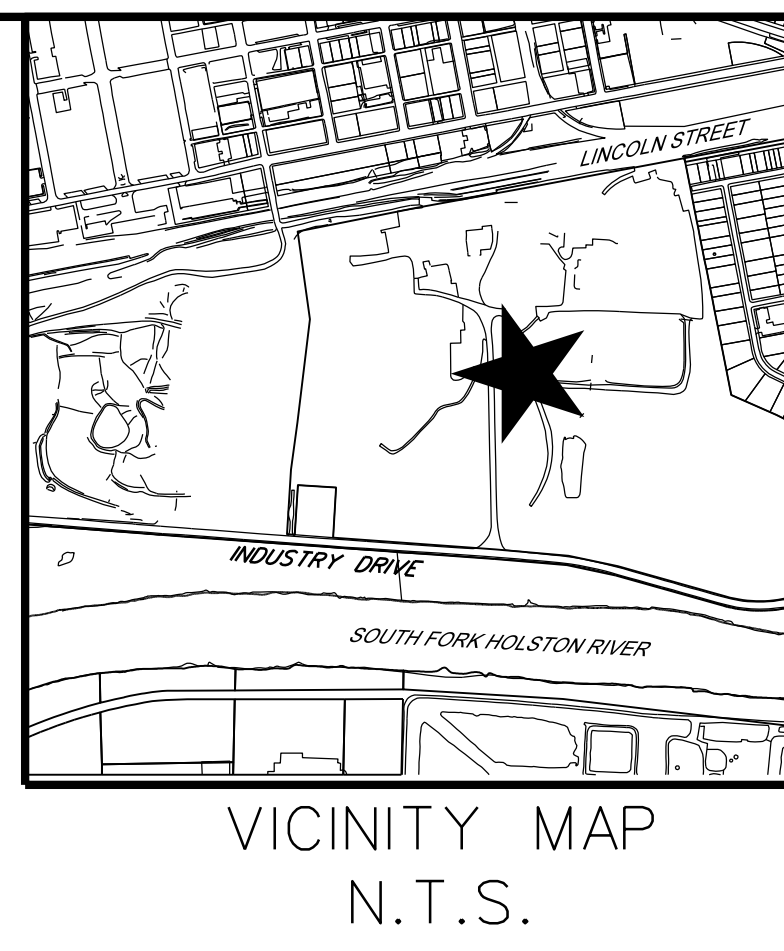


GOVERNMENT AND UTILITY ACCESS  
 THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE DESIGNATED STREET UTILITIES, AND OTHER EASEMENTS FOR GOVERNMENTAL AND UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES.  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

MAINTENANCE OF COMMON OPEN SPACE  
 THE OWNERS OF THIS PROPERTY HEREBY AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR THE IMPROVEMENT, MAINTENANCE AND OPERATION OF ALL COMMON OPEN SPACE.  
 OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_



- NOTES:**
- BEARINGS ARE BASED ON THE KINGSPORT GEODETIC REFERENCE NETWORK.
  - TAX MAP D46P GROUP "F" PARCEL 009.00
  - DEED REFERENCE: W.D.B. 3105, PG. 2494
  - UTILITY EASEMENTS TO BE PROVIDED WITH FINAL PLATS AND WILL NOT IMPACT LOCATIONS OF BUILDING STRUCTURES.
  - COMMERCIAL USES SHALL COMPLY WITH ZONING ORDINANCE CHAPTER 114, ARTICLE III, DIVISION 6, SEC. 114-304 AS FOLLOWS.
  - IN A PLANNED RESIDENTIAL DISTRICT OF 20 ACRES OR MORE, COMMERCIAL USES MAY BE PERMITTED, SUCH COMMERCIAL USES SHALL BE GOVERNED BY THE FOLLOWING:
    - COMMERCIAL FACILITIES MAY BE PERMITTED IN DEVELOPMENTS OF 200 DWELLING UNITS OR MORE.
    - A RATIO OF ONE ACRE OF COMMERCIAL USE, INCLUDING PARKING, DRIVE AND LANDSCAPING, IS ALLOWED FOR EACH 200 RESIDENTIAL UNITS.
    - ALL ACCESS TO COMMERCIAL FACILITIES SHALL BE FROM INTERNAL STREETS OR DRIVES.
    - CONSTRUCTION OF SUCH FACILITIES MAY BEGIN AFTER 25 PERCENT OF THE RESIDENTIAL UNITS HAVE BEEN CONSTRUCTED.
    - COMMERCIAL AREAS SHALL HAVE ARCHITECTURAL DESIGNS COMPATIBLE WITH SURROUNDING RESIDENTIAL DEVELOPMENT AS DETERMINED BY THE PLANNING COMMISSION.

**SUMMARY**

ZONING: PD (PLANNED DEVELOPMENT DISTRICT)  
 PROPOSED ROAD: = 8956.9 L.F. (1.70 MILES)  
 (LENGTH TO CENTER OF ROUNDABOUT)  
 PARKING REQUIREMENTS:  
 2 SPACES PER UNIT  
 PROVIDED: 2 SPACES PER UNIT

**OPEN SPACE CALCULATIONS**

TOTAL PROPERTY ACREAGE:	53.436
TOTAL UNITS:	488
UNITS PER ACRE:	9.13
R.O.W. ACREAGE:	8.450
OPEN SPACE ACREAGE:	25.231
% OPEN SPACE REQUIRED:	40%
% OPEN SPACE PROVIDED:	47.20%

PHASE 1 = 8.4 AC  
 PHASE 2 = 5.0 AC  
 PHASE 3 = 3.8 AC  
 PHASE 4 = 14.5 AC  
 (VENUE Space and Parking Lot = 9.7 AC)  
 PHASE 5 = 5.3 AC  
 PHASE 6 = 3.5 AC  
 PHASE 7 = 9.6 AC  
 PHASE 8 = 3.3 AC  
 TOTAL ACREAGE = 53.4 AC

**BRICKYARD VILLAGE**

UNIT CALCULATIONS BY PHASE  
 REVISED: 10/6/2023

BUILDING DESIGNATION	DESCRIPTION	TYPE	TOTAL DEVELOPMENT		
			UNITS PER BUILDING	# OF BUILDINGS	TOTAL UNITS
TYPE 1	APARTMENT	4-STORY	48	5	240
TYPE 2	APARTMENT	3-STORY	24	2	48
	TOWNHOMES	2-STORY	1	116	116
	SINGLE FAMILY LOTS	TBD	1	84	84
<b>TOTAL UNITS</b>					<b>488</b>

	PHASE 1		PHASE 2		PHASE 3		PHASE 4		PHASE 5		PHASE 6		PHASE 7		PHASE 8	
	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS	# OF BUILDINGS	TOTAL UNITS
	0	0	0	0	0	0	0	0	1	48	0	0	4	192	0	0
	0	0	0	0	0	0	0	2	48	0	0	0	0	0	0	0
	0	0	44	44	24	24	32	32	16	16	0	0	0	0	0	0
	35	35	8	8	8	8	0	0	0	0	22	22	0	19	19	19
	35	35	52	52	24	24	32	32	112	112	22	22	192	19	19	19

- LEGEND:**
- PROPOSED COMMON AREA
  - RIGHT-OF-WAY
  - MAIL KIOSK
  - SANITARY MANHOLE
  - WATER VALVE
  - WATERLINE TEE
  - 8"-PVC-SA SANITARY SEWER LINE
  - 8"-DIP-W WATERLINE
  - UTILITY EASEMENT

PRELIMINARY DEVELOPMENT PLAN  
**BRICKYARD VILLAGE**  
 MULTI-FAMILY COMPLEX  
 KINGSPORT, TENNESSEE

OWNER: INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF KINGSPORT  
 400 CLINCHFIELD ST. SUITE 100  
 KINGSPORT, TN 37660

DRAWN BY: RMJ  
 DATE: 03-14-2022  
 REVISED: 10-06-2023  
 FILE NO. 37007-04



11/27/2023