

PROPERTY INFORMATION	Magnolia Ridge Phase 1 Final
ADDRESS	Rocky Branch Road
DISTRICT, LAND LOT	7th Civil District, TM 078, Parcel 044.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	18.84+/-
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Ken Bates

ADDRESS: 181 Peppertree Drive Kingsport, TN 37664

REPRESENTATIVE: Miller Land Surveying, LLC

PHONE: 423-552-5300

INTENT

The applicant is requesting phase 1 final Plan approval for the Magnolia Ridge development located off Rocky Branch Road and Glory Road.

The proposal consists of 51 new lots located on 18.84 acres including a new roadway of 2.98 acres (0.46 miles).

The plan shows 25' periphery setback as well as the areas designated for open space. 11.44 acres is dedicated to open space resulting in a maximum allowance of 8 units per acre with 35% open space. This development is at 3.34 units per acre. These values are for Phase 1 and 2.

There will be two separate points of ingress/egress. One from Rocky Branch Road and one from Glory Road. Magnolia Ridge Drive is proposed as a residential street, while the rest of the new streets meet the standard for a residential lane.

A bond estimate of \$1,967,887.00 remains to cover the cost of the improvements required to meet the Minimum Subdivision Regulations.




There are no variances associated with this proposal. Staff recommends granting final plat approval based upon conformance with the PD District Standards along with the retrieval of the Irrevocable Letter of Credit matching the bond amount.




Site Map



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Washington County Parcels

-  Lake_Pond
-  Parcel_Conflict
-  Parcels

-  Railroad_ROW
-  River
-  Street_ROW

Sullivan County Parcels

☐ Lake_Pond
☐ Parcel_Conflict
☐ Parcels

-  Railroad_ROW
-  River
-  Street_ROW

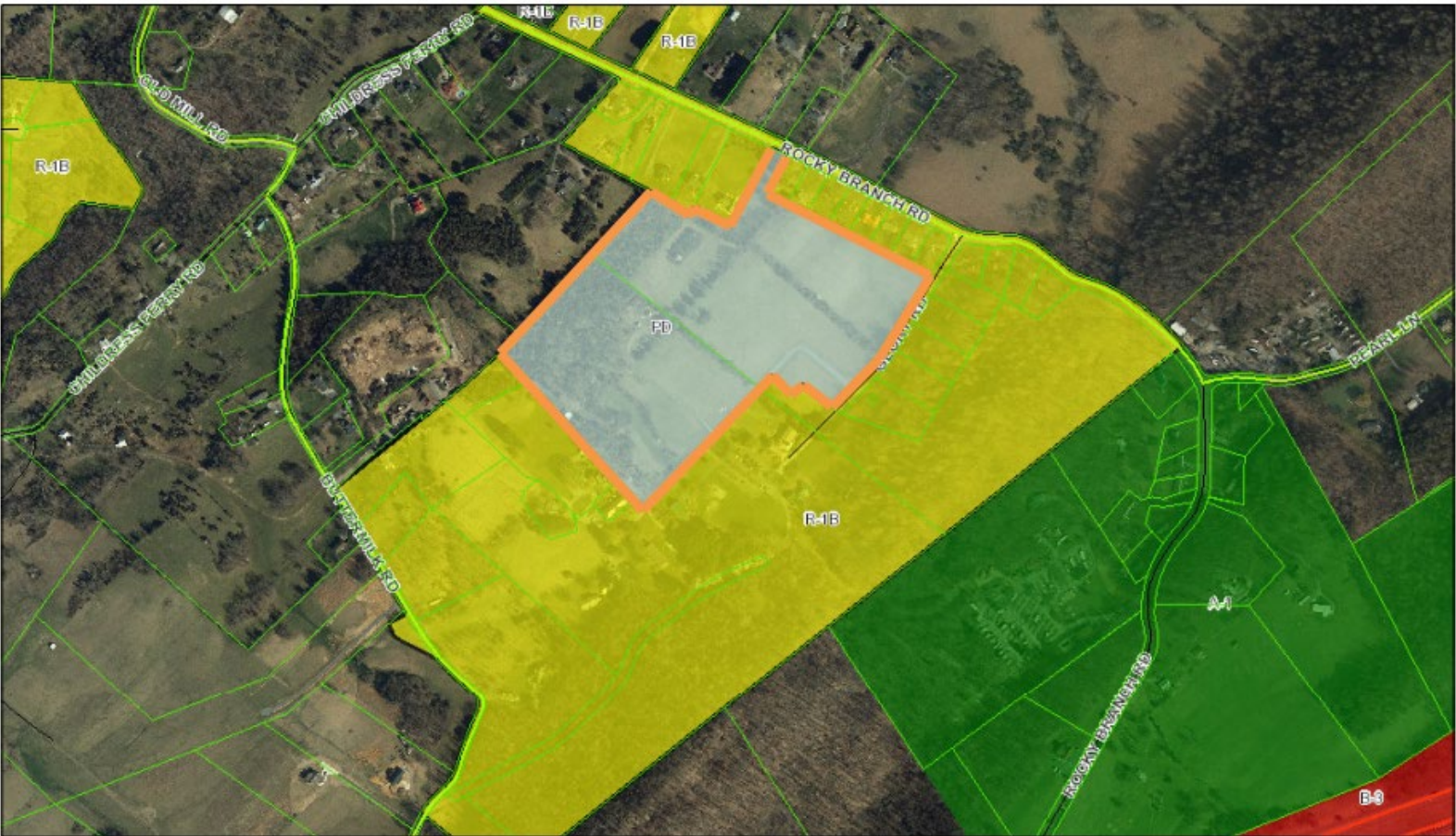
Railroad ROW

River

Street_ROW

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Zoning



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Washington County Parcels

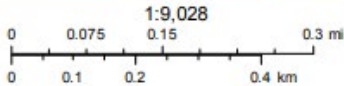
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- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
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- Parcels

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Future Land Use



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Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

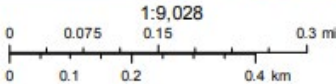
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

- River
- Street_ROW



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Utilities



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Washington County Parcels

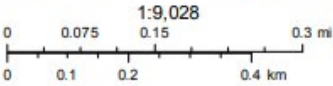
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- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

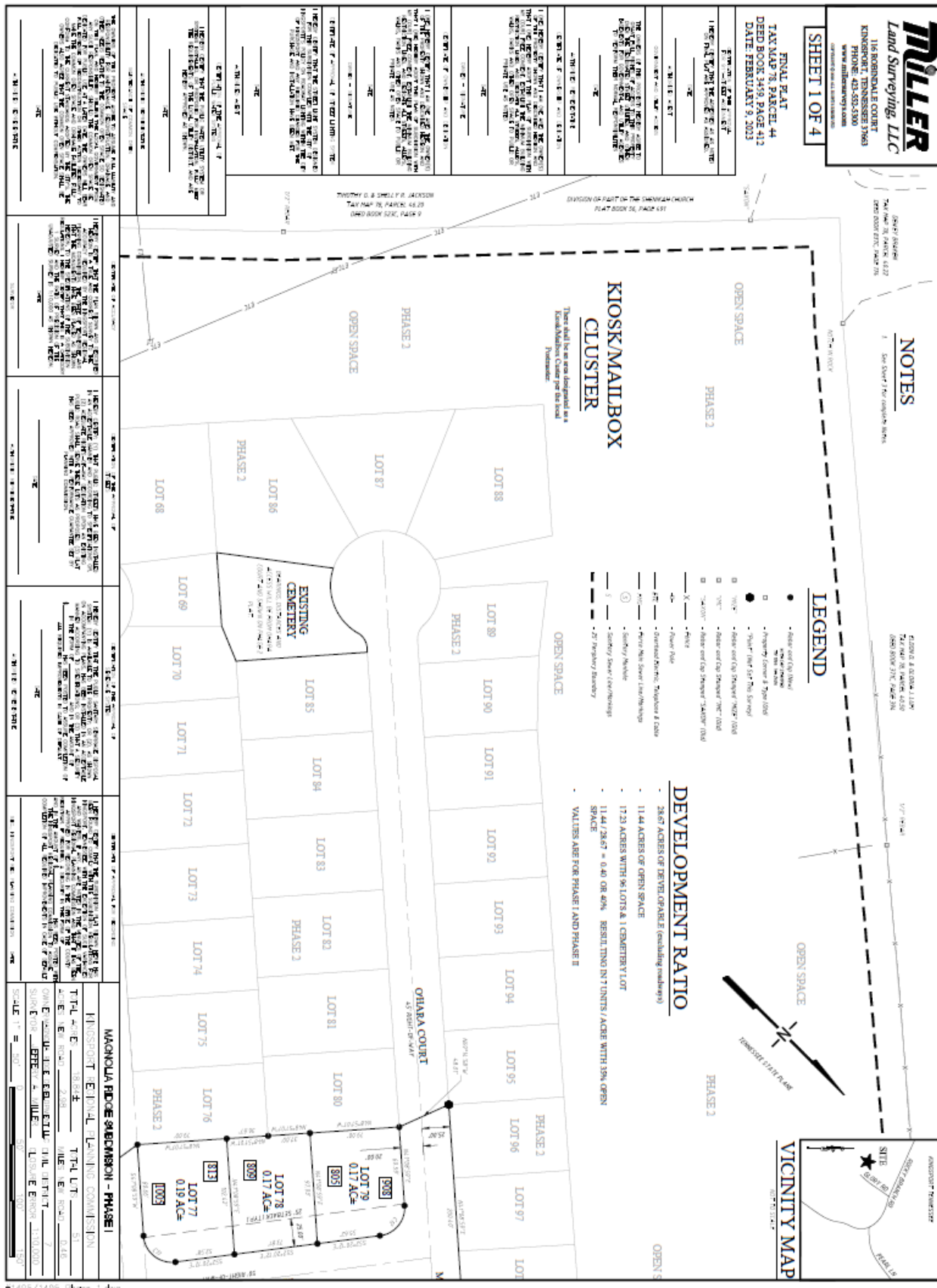
Sullivan County Parcels

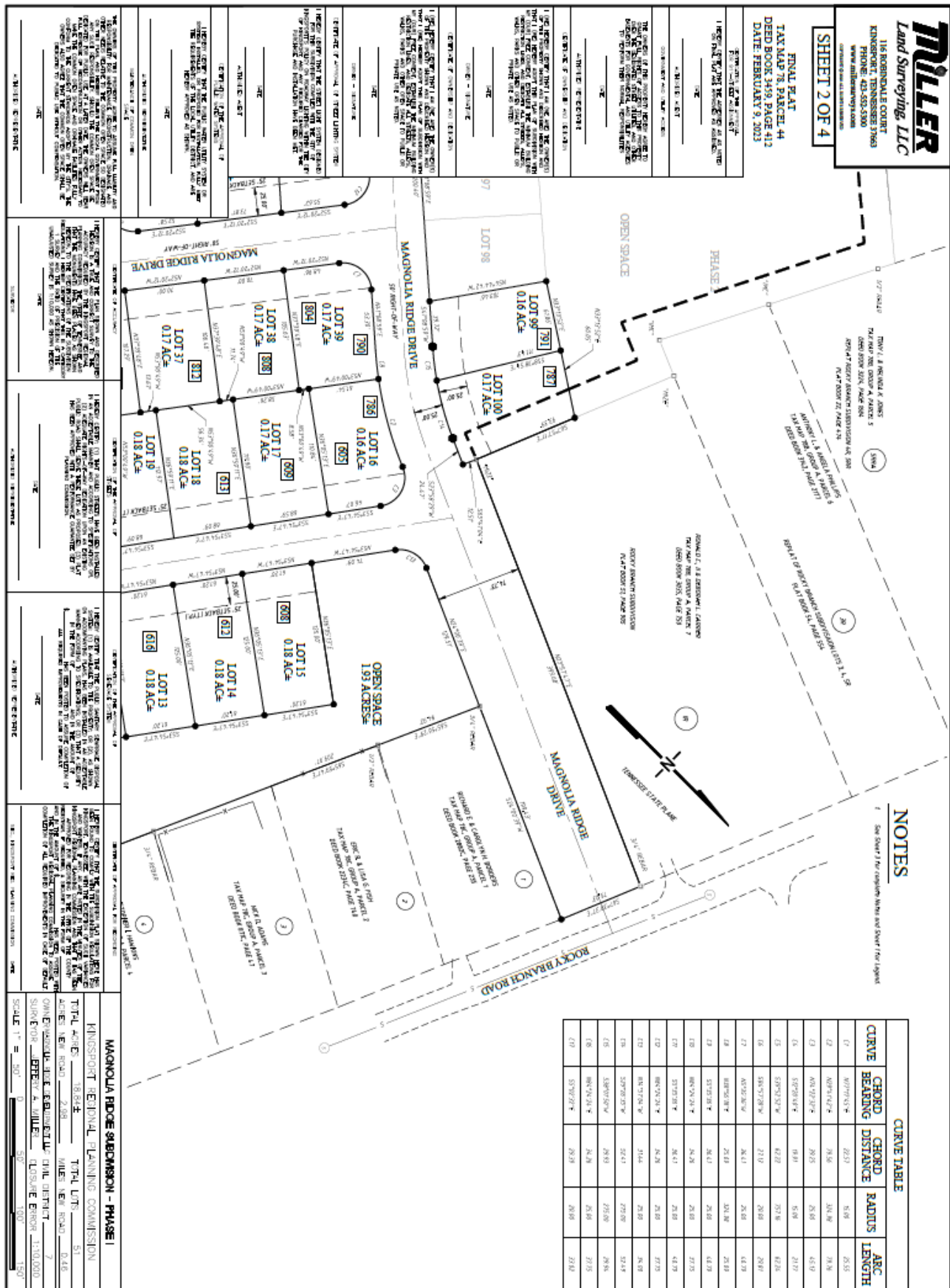
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- Parcels

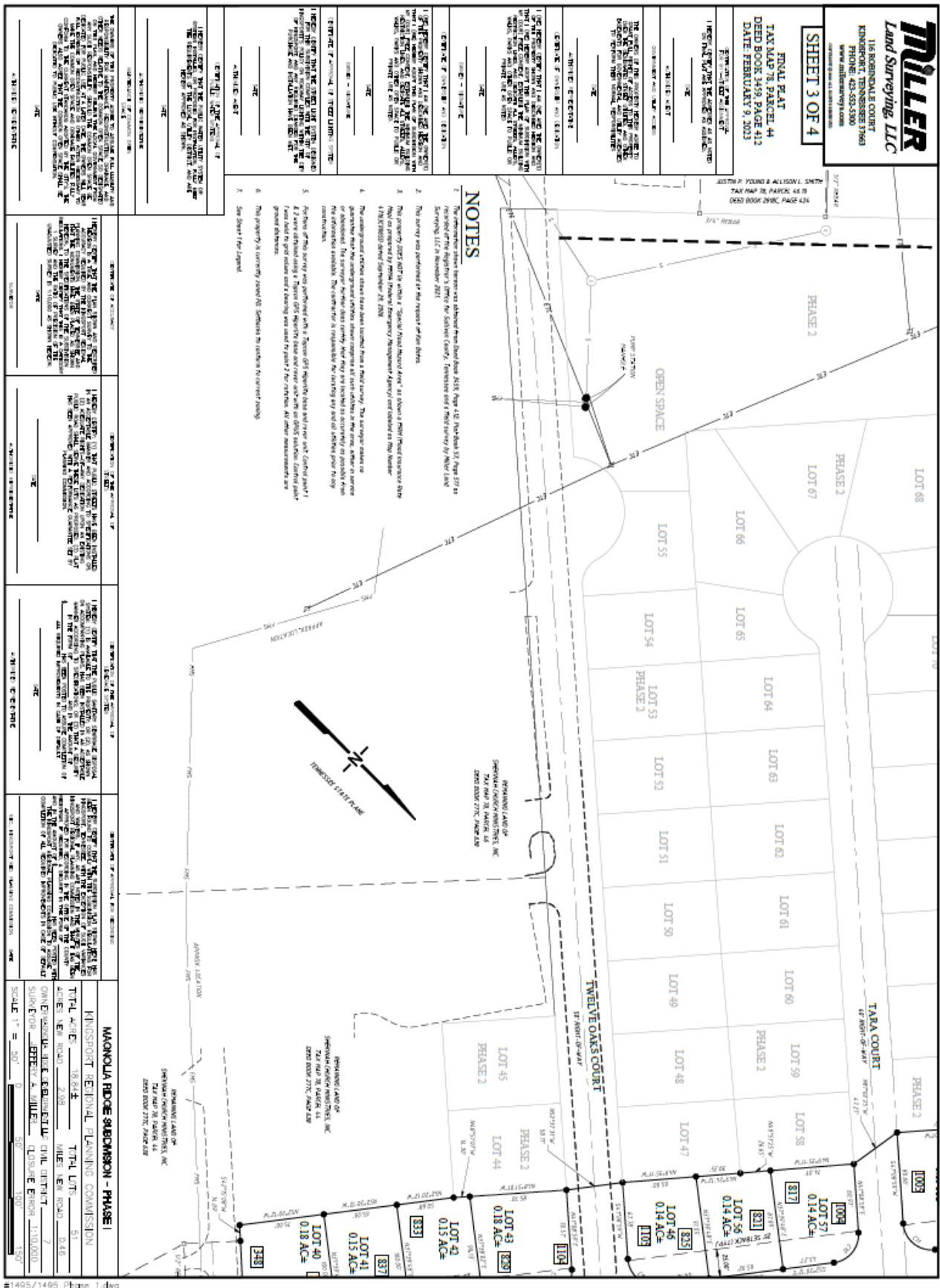
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- Street_ROW

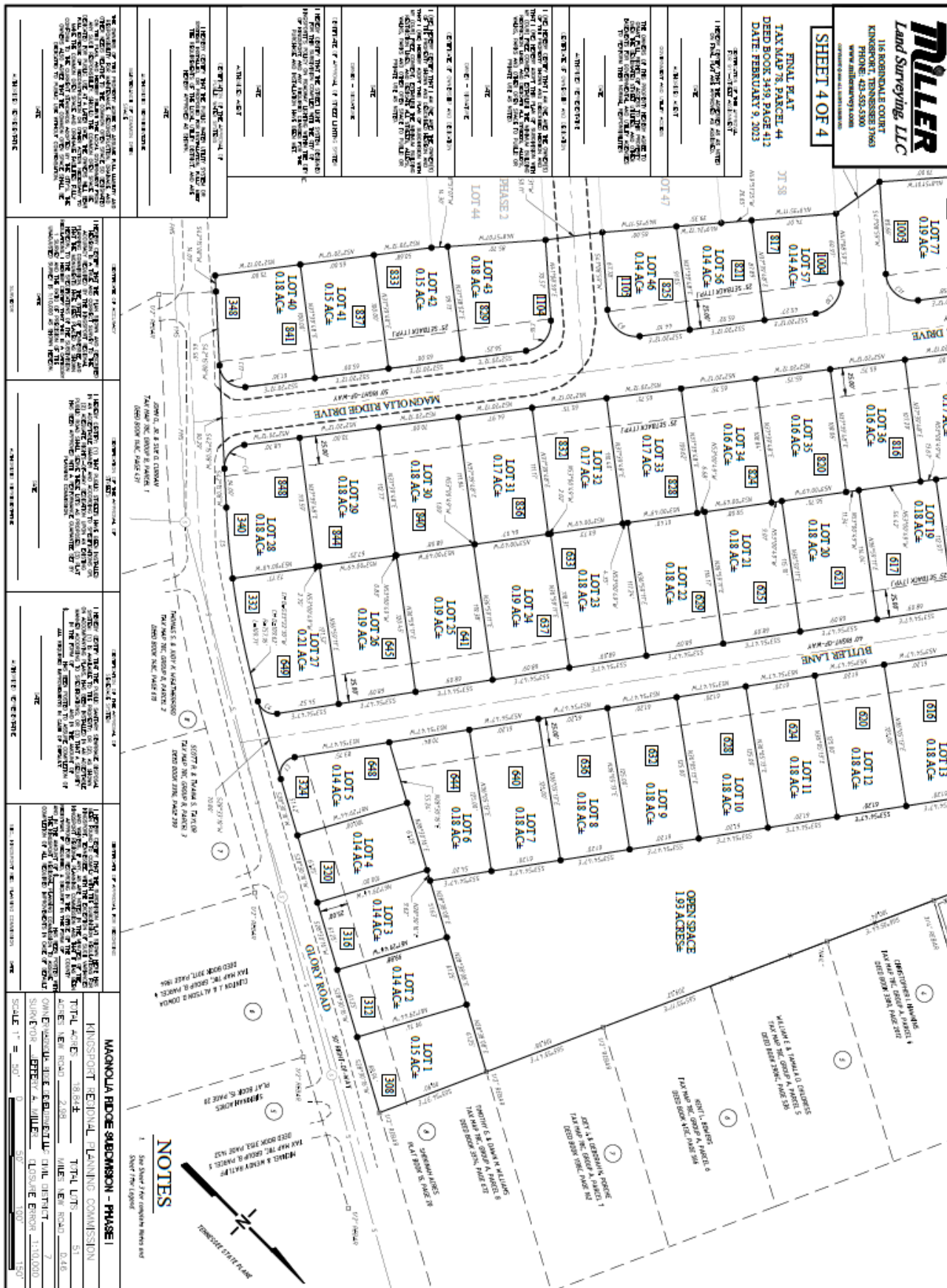


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Conclusion

Staff recommends approval of the Magnolia Ridge Preliminary PD plat based upon conformance to the Planned Development District Design Standards along with the retrieval of the Irrevocable Letter of Credit matching the bond amount.