

<b>PROPERTY INFORMATION</b>	<b>Lebanon Meadows Final PD</b>
<b>ADDRESS</b>	<b>Lebanon Road</b>
<b>DISTRICT, LAND LOT OVERLAY DISTRICT</b>	<b>14<sup>th</sup> Civil District, TM 106 &amp; 0920, Group E, Parcel 001.00 &amp; 043.00 Not Applicable</b>
<b>EXISTING ZONING</b>	<b>PD</b>
<b>PROPOSED ZONING</b>	<b>N/A</b>
<b>ACRES</b>	<b>+/-3.91</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Residential</b>

**APPLICANT:** Begley Development, LLC  
**ADDRESS:** 104 Dillow Circle Kingsport, TN 37660

**REPRESENTATIVE:** Highland Engineering  
**PHONE:** 423-926-2007

**INTENT**

The applicant is requesting final Planned Development plat approval for the Lebanon Meadows located off of Lebanon Road.

The proposal consists of 14 new units located on +/-3.91 acres with 4.04 acres.

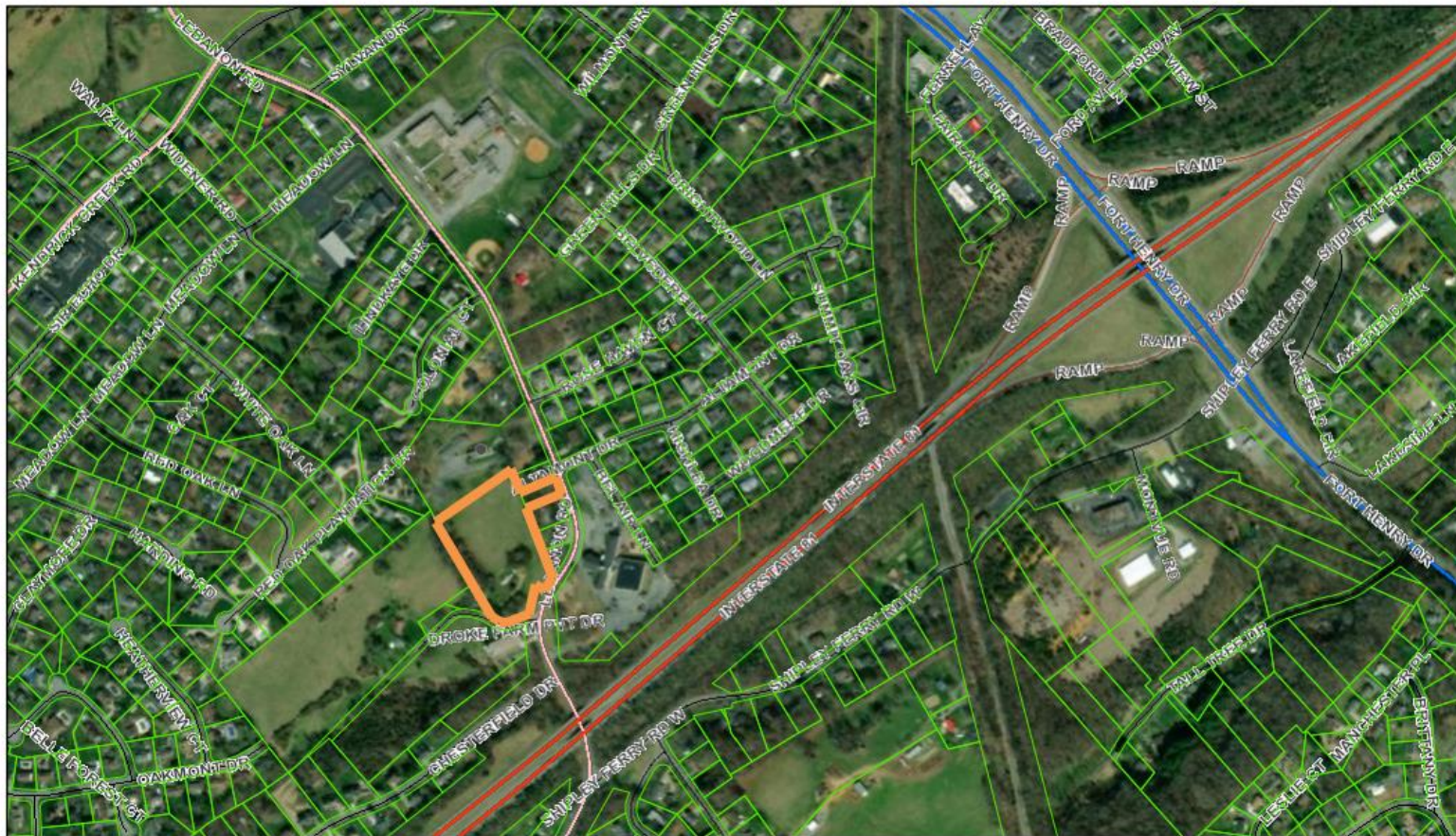
The plan shows 25' periphery setback as well as the areas designated for open space. Required open space for 4 units/acre is 15%. The open space provided is 3.2 units per acre with 28.5% open space. There are 14 total units.

The overall length in street is 795.0' and the cul-de-sac meets the minimum subdivision requirements.

This final version matches the preliminary submittal. All lots served by a new residential lane called Ty's Place.

Staff recommends granting final Planned Development plat approval for the Lebanon Meadows PD development along with an irrevocable letter of credit for the remaining improvements. The final remaining improvement bond estimates amounts to \$12,026.52.

Site Map



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Sullivan County Parcels Jan 2023 Streets

Parcels

Urban Growth Boundary

Interstate

Expressway

Major Arterial

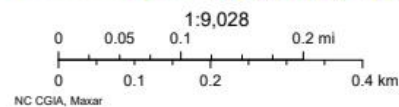
Minor Arterial

Collector Street

Local Street

Private Street

Ramp



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Zoning

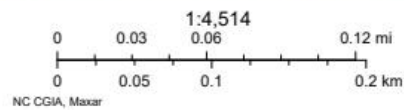


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Sullivan County Parcels Jan 2023

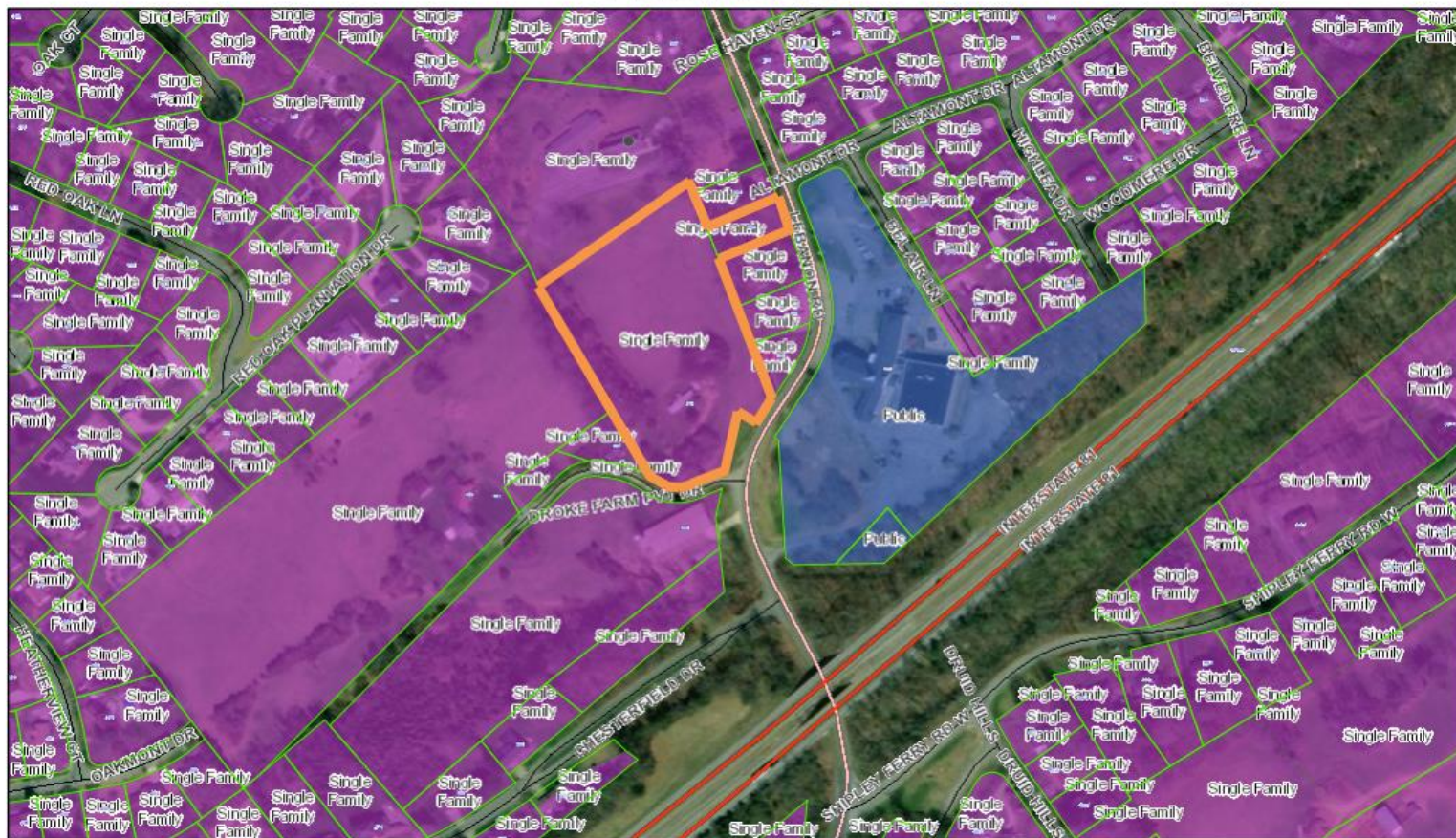
- Parcels
- Kpt 911 Address
- City Zoning
- <Null>

T/C	A-1	B-2	B-4P	M-1	P-1	PD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD



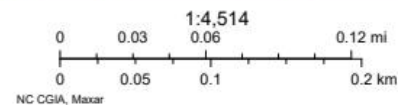
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Future Land Use



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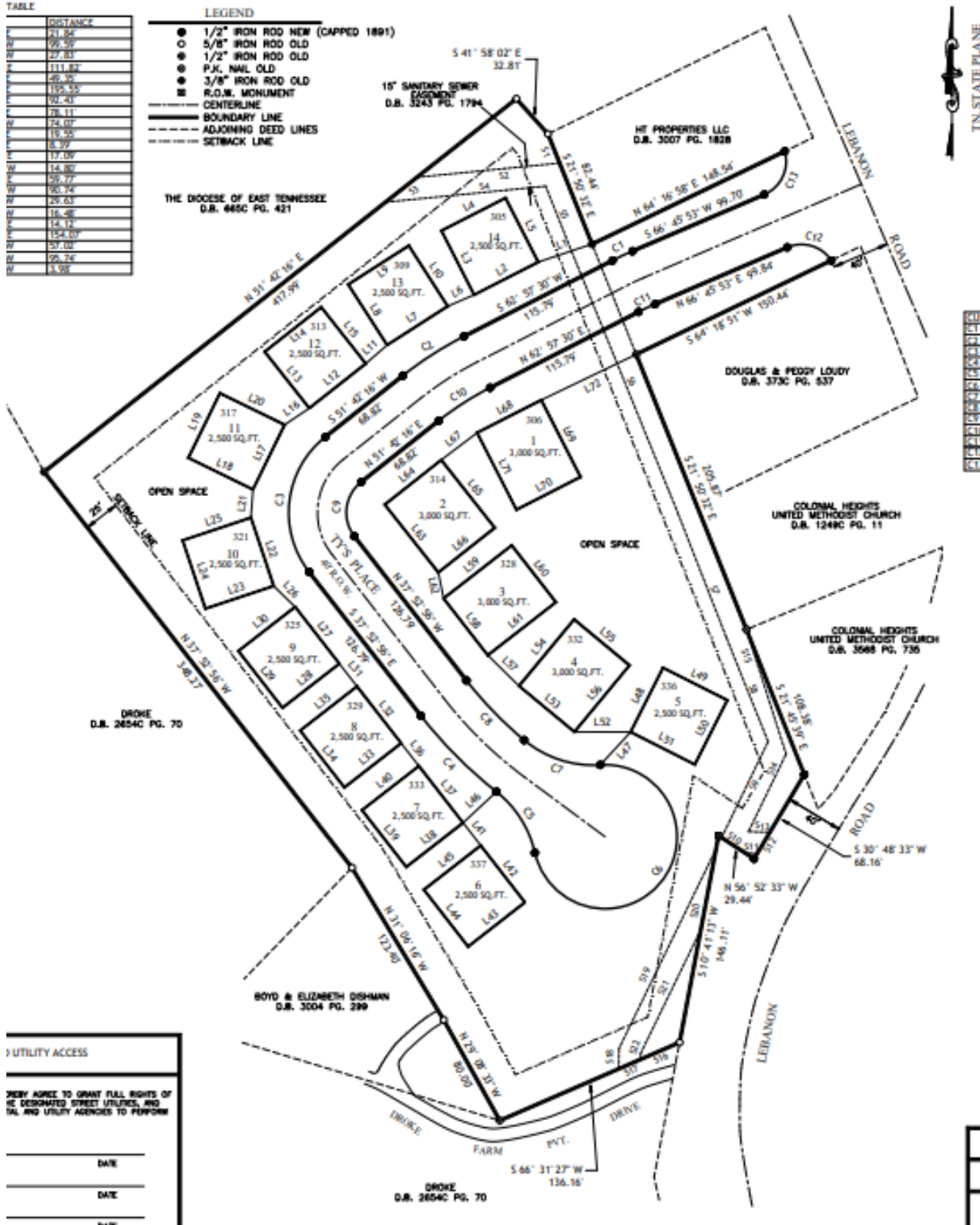
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|----------------------------------|-----------------|-------------------|-----------------------|------------------|
| Sullivan County Parcels Jan 2023 | Future Land Use | Industrial        | Urban Growth Boundary | Major Arterial   |
| Parcels                          | Agri/Vacant     | Retail/Commercial | Streets               | Minor Arterial   |
| Kpt 911 Address                  | Single Family   | Public            | Interstate            | Collector Street |
|                                  | Multi-Family    | Utilities         | Expressway            | Local Street     |



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Expanded Partial View



Entrance View off Lebanon Road in Background



New Cul-de-sac View



Northern View from the Development





**Conclusion**

Staff recommends granting final PD plat approval for the Lebanon Meadows Development contingent receiving an irrevocable letter of credit for the remaining improvements.