

PROPERTY INFORMATION	Magnolia Ridge Phase 2 Final
ADDRESS	Glory Rd and Rocky Branch Rd
DISTRICT, LAND LOT OVERLAY DISTRICT	7th Civil District, TM 078, Parcel 044.00 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	No Change
ACRES	18.10+/-
EXISTING USE	Residential
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 2 final PD Plan approval contingent upon approval of the construction plans for the Magnolia Ridge development located off Glory Road and Rocky Branch Road.

The proposal consists of 50 new lots located on 18.10 acres including a new roadway of 1.19 acres (0.22 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 7 units per acre with 35% open space. 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.

There are no variances associated with this proposal. Staff recommends granting final plat approval contingent upon approval of the construction plans.

Site Map



11/4/2021, 2:54:00 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

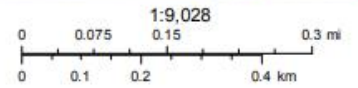
- River
- Street_ROW

Sullivan County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

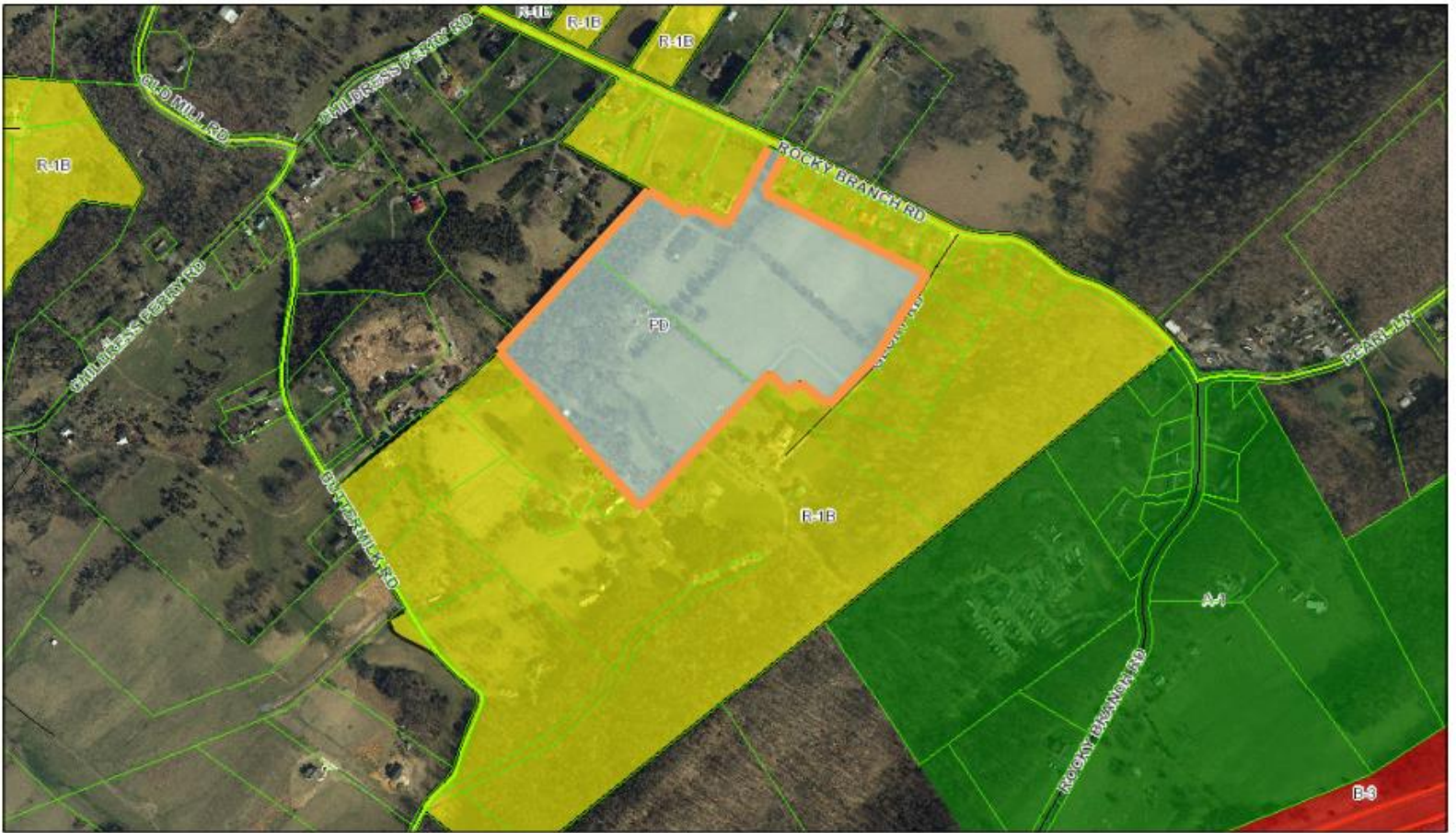
Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS

Zoning



11/4/2021, 2:56:50 PM

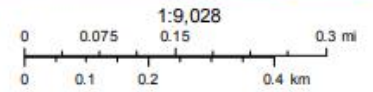
Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

- Railroad_ROW
- River
- Street_ROW

- Sullivan County Parcels**
- Lake_Pond
 - Parcel_Conflict
 - Parcels

- Railroad_ROW
- River
- Street_ROW



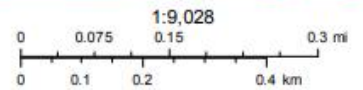
Web AppBuilder for ArcGIS

Future Land Use



11/4/2021, 2:58:55 PM

Washington County Parcels	Railroad_ROW	Sullivan County Parcels	Railroad_ROW
Lake_Pond	River	Lake_Pond	River
Parcel_Conflict	Street_ROW	Parcel_Conflict	Street_ROW
Parcels		Parcels	



Web AppBuilder for ArcGIS

Utilities



11/4/2021, 3:00:35 PM

Washington County Parcels

- Lake_Pond
- Parcel_Conflict
- Parcels

Railroad_ROW

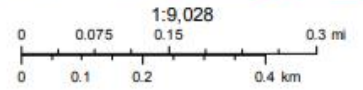
- River
- Street_ROW

Sullivan County Parcels

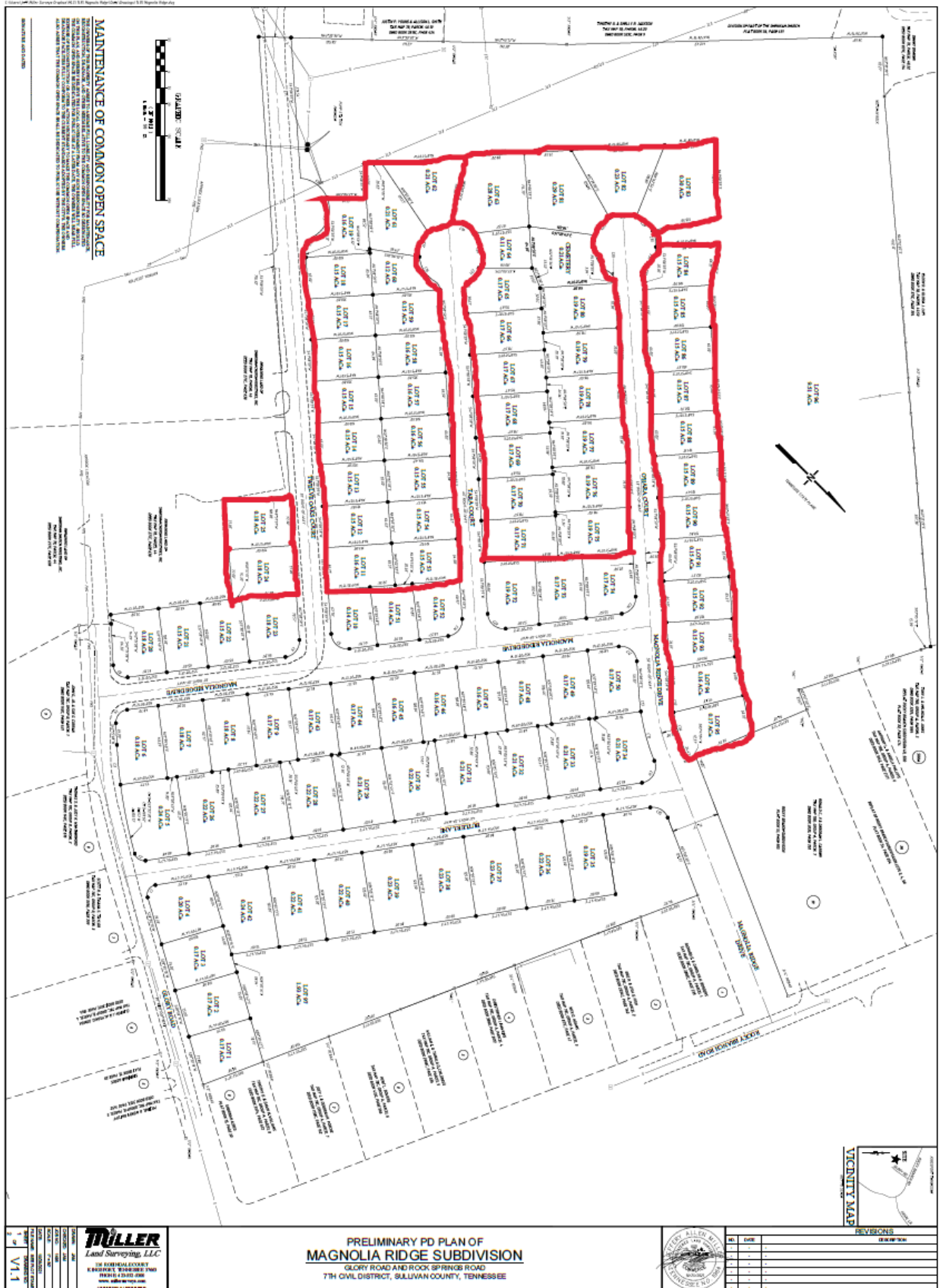
- Lake_Pond
- Parcel_Conflict
- Parcels

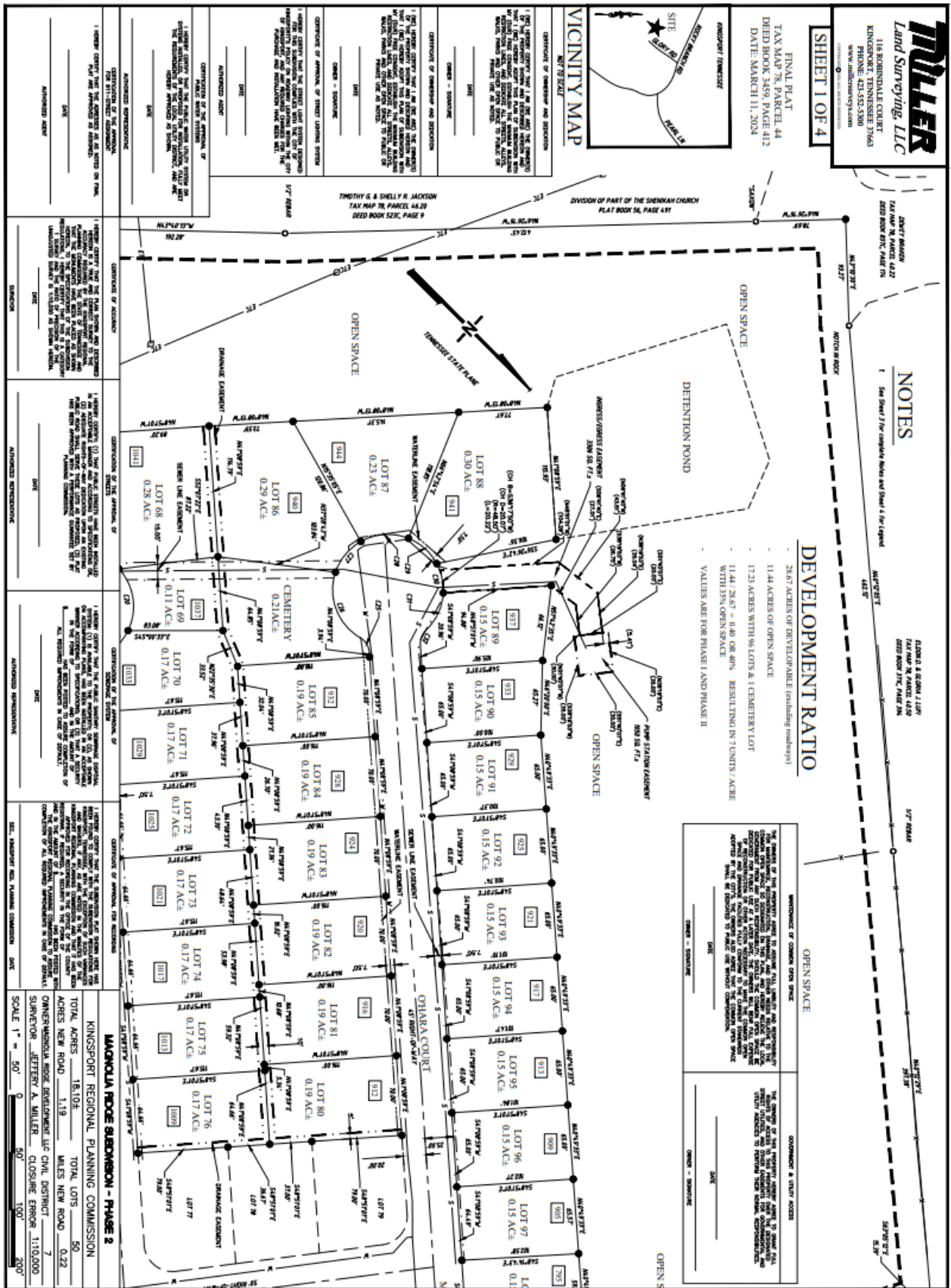
Railroad_ROW

- River
- Street_ROW



Web AppBuilder for ArcGIS







Conclusion

Staff recommends final plat approval of the Magnolia Ridge Phase 2 PD plat contingent upon approval of the construction plans.