PROPERTY INFORMATION	Brickyard Village Preliminary PD
ADDRESS	Brickyard Park Drive
DISTRICT, LAND LOT	11th Civil District, TM 046P, Group F, Parcel 009.00
OVERLAY DISTRICT	Not Applicable
EXISTING ZONING	PD & M-2
PROPOSED ZONING	PD
ACRES	+/-53.436
EXISTING USE	Vacant
PROPOSED USE	Residential

APPLICANT: Edens Investments, Inc.
ADDRESS: 112 E Main St. Durham, NC 27701

REPRESENTATIVE: Barge Design
PHONE: 423-723-8448

INTENT

The applicant is requesting Preliminary Planned Development plat approval for the Brickyard Village located off of E. Industry drive on Brickyard Park Drive.

The proposal consists of 448 new units located on +/-53.436 acres including a new roadway of 3,071.5 length in feet (0.58 miles).

The plan shows 25' periphery setback as well as the areas designated for open space. 29.254 acres is dedicated to open space resulting in a maximum allowance of 8 units per acre with 40% open space. This development is at 8.38 units per acre.

There will be two separate points of ingress/egress. One from Martin Luther King Jr. Drive and one from Brickyard Drive. Brickyard Village is proposed as a local street with one-way alleys, and private drives.
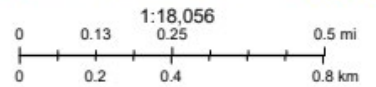
There is a requested variance for the inverted crown on the one-way alleyway and for the local street cross-sections. Staff recommends granting preliminary plat approval contingent upon the approval of the construction plans, upon a successful rezoning to PD, and the requested variances.
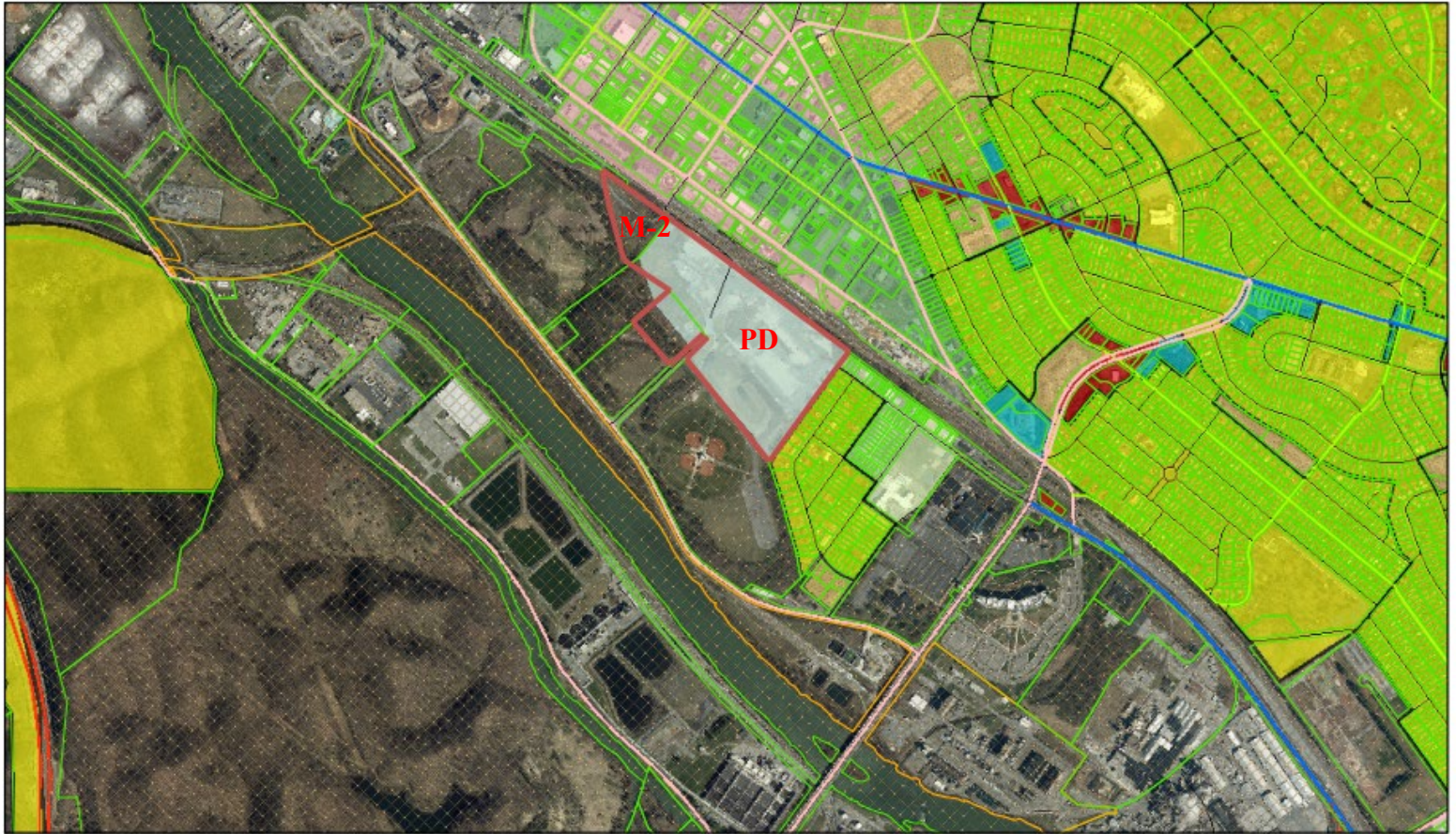
Site Map

5/30/2023, 1:37:28 PM

Sullivan County Parcels Jan 2023   Streets

☐ Parcels   — Interstate   — Collector Street   2948821.tif

☐ Railroad_ROW   — Expressway   — Local Street   ■ Red: Band_1

☐ Urban Growth Boundary   — Major Arterial   — Private Street   ■ Green: Band_2

— Minor Arterial   — Ramp

1:18,056

0   0.13   0.25   0.5 mi

0   0.2   0.4   0.8 km

Web AppBuilder for ArcGIS

Zoning

5/30/2023, 1:40:42 PM

Sullivan County Parcels Jan 2023	TA/C	B-2	B-4P	M-1	P-1	PD	PVD
Parcels	R-5	A-2	B-3	M-1R	P-D	PMD-1	R-1
Railroad_ROW	GC	AR	B-3	M-2	PBD-3	PMD-2	R-1A
City Zoning	B-2E	B-1	B-4	GC	MX	PBD/*	PUD	R-1B
<Null>						

1:18,056

0   0.13   0.25   0.5 mi

0   0.2   0.4   0.8 km
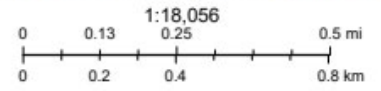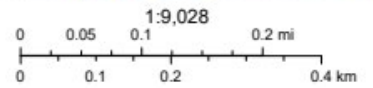
Web AppBuilder for ArcGIS

FLU
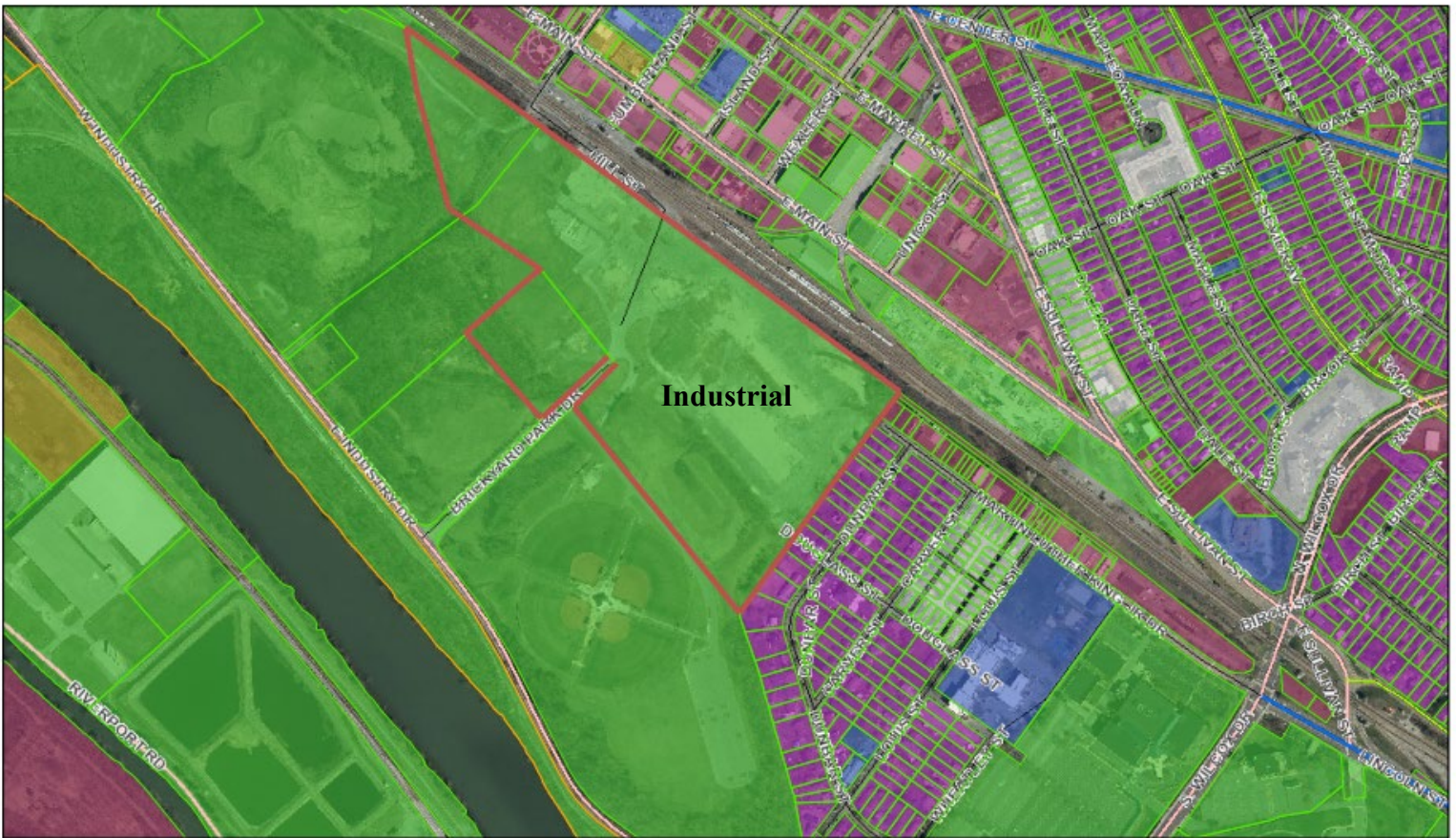
5/30/2023, 1:44:53 PM

Sullivan County Parcels Jan 2023

☐ Parcels
☐ Railroad_ROW

Future Land Use
☐ Agri/Vacant

☐ Single Family
☐ Multi-Family
☐ Industrial
☐ Retail/Commercial

☐ Public
☐ Utilities
☐ Urban Growth Boundary

Streets
— Interstate
— Expressway
— Major Arterial
— Minor Arterial
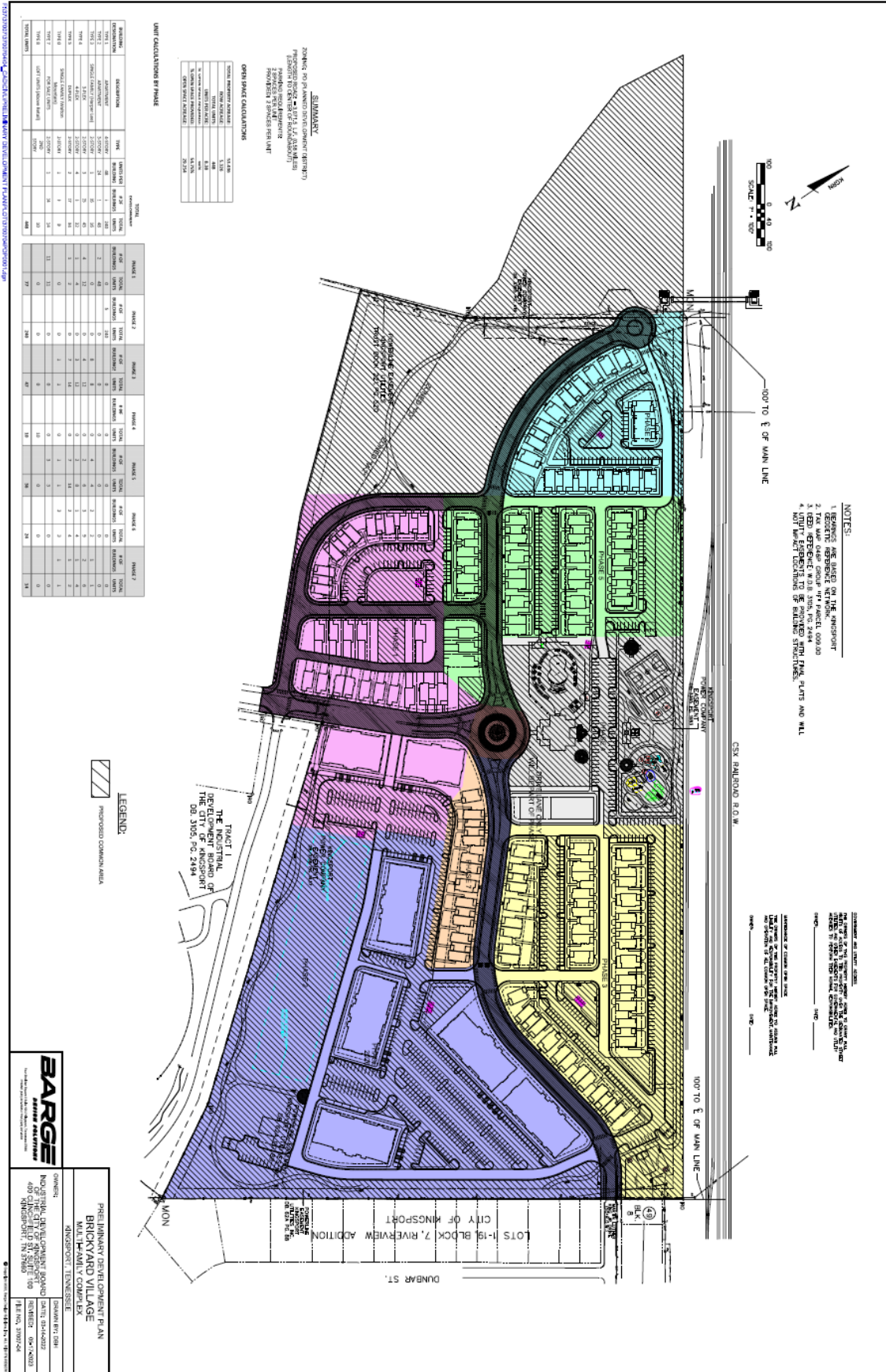— Collector Street
— Local Street
— Private Street

1:9,028

0   0.05   0.1   0.2 mi
0   0.1   0.2   0.4 km

Web AppBuilder for ArcGIS

Utilities

5/30/2023, 1:47:40 PM

Sullivan County Parcels Jan 2023

- [ ] Parcels (green outline)
- [ ] Railroad_ROW (orange outline)
- Sewer Mains (green line)

— Water Lines (cyan line)
- [ ] Urban Growth Boundary (blue outline)

Streets
— Interstate (dark red)

— Expressway (red)
— Major Arterial (blue)
— Minor Arterial (tan)
— Collector Street (green)

— Local Street (gray)
— Private Street (light gray)
— Ramp (brown)

2948821.tif
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:9,028

| 0 | 0.05 | 0.1 | | 0.2 mi |
| 0 | 0.1 | 0.2 | | 0.4 km |

Web AppBuilder for ArcGIS

ROADWAY SECTIONS AND DETAILS

EDENS INVESTMENTS, INC.

BRICKYARD VILLAGE

KINGSPORT, TENNESSEE

PRELIMINARY
NOT FOR
CONSTRUCTION

C6.01
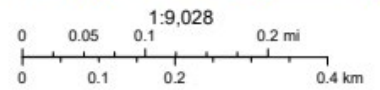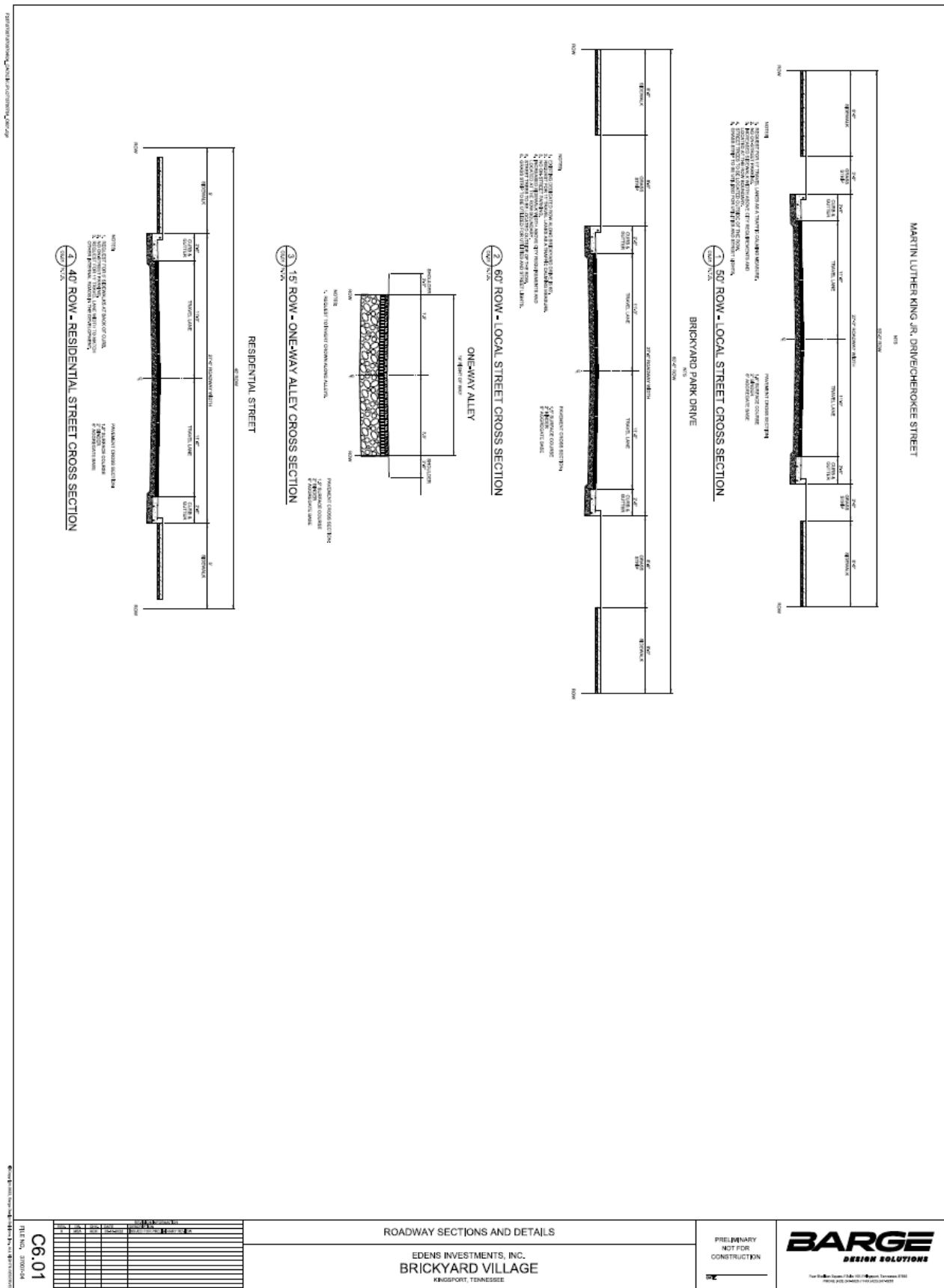
View from Martin Luther King Jr. Drive

Facing West

Facing North

Conclusion

Staff recommends granting preliminary PD plat approval for Brickyard Village contingent upon the approval of the construction plans, upon a successful rezoning to PD, and the requested variances.