

PROPERTY INFORMATION	Lebanon Meadows Preliminary PD
ADDRESS	Lebanon Road
DISTRICT, LAND LOT OVERLAY DISTRICT	14th Civil District, TM 106 & 0920, Group E, Parcel 001.00 & 043.00 Not Applicable
EXISTING ZONING	PD
PROPOSED ZONING	N/A
ACRES	+/-4.46
EXISTING USE	Vacant
PROPOSED USE	Residential

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

REPRESENTATIVE: Highland Engineering
PHONE: 423-926-2007

INTENT

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

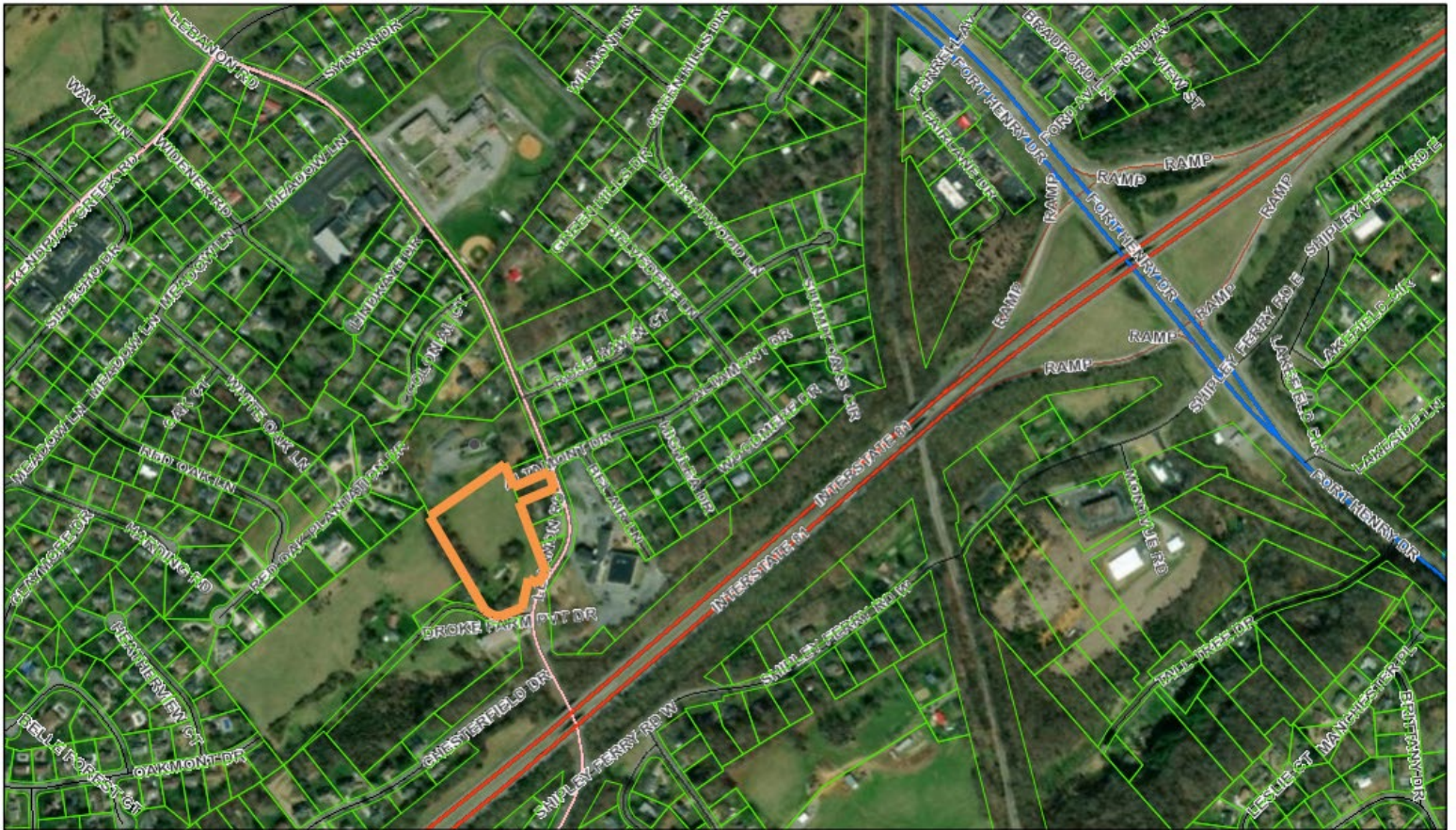
The proposal consists of 14 new units located on +/-4.46 acres with 4.04 acres being disturbed.

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.

Staff recommends granting preliminary plat approval for the Lebanon Meadows PD development contingent upon the construction plans.

Site Map



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Sullivan County Parcels Jan 2023 Streets

Parcels

Urban Growth Boundary

Interstate

Expressway

Major Arterial

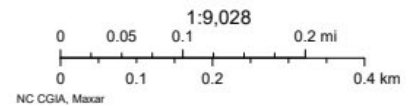
Minor Arterial

Collector Street

Local Street

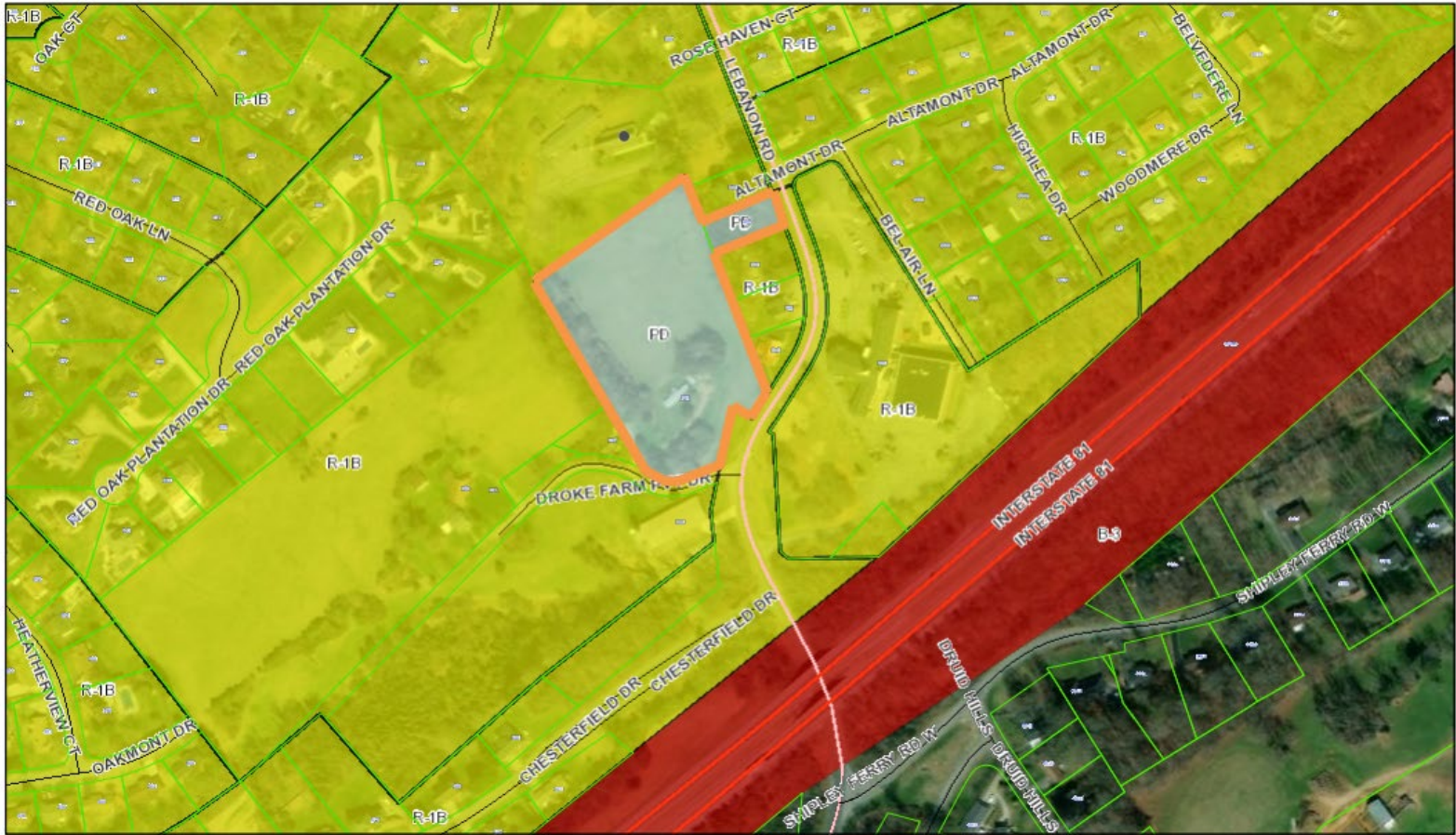
Private Street

Ramp



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Zoning

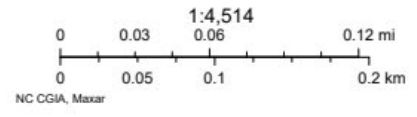


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Sullivan County Parcels Jan 2023

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

 T/A/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



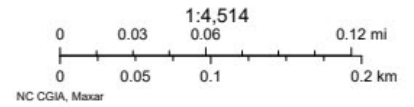
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Future Land Use

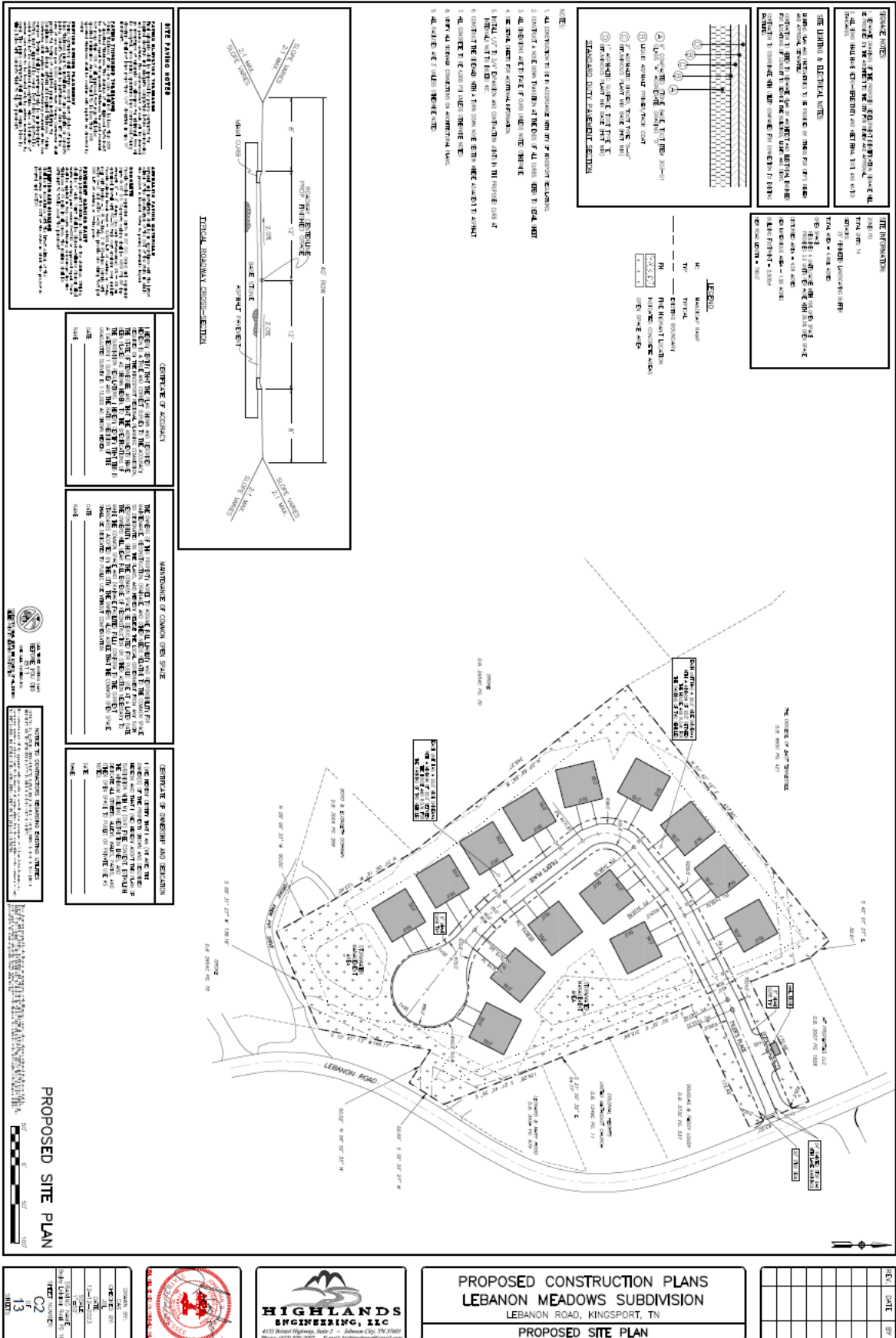


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|----------------------------------|-----------------|-------------------|-----------------------|------------------|
| Sullivan County Parcels Jan 2023 | Future Land Use | Industrial | Urban Growth Boundary | Major Arterial |
| Parcels | Agri/Vacant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



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Conclusion

Staff recommends granting final PD plat approval for the Lebanon Meadows Development contingent upon the construction plans.