

**TURNER MANAGEMENT, LLC
(PLN-MAR-23-00021)**

5447 TATES CREEK ROAD

Rezone the property to establish a single-family residential development

Applicant/Owner

TURNER MANAGEMENT, LLC
1002 Five Arrows
Nicholasville, KY 40356
nbillings@blfky.com (Attorney)

Application Details

Acreage:

13.075 net (15.479 gross) acres

Current Zoning:

Agricultural Urban (A-U) zone

Proposed Zoning:

Planned Neighborhood Residential (R-3) Zone

Place-type/Development Type

Enhanced Neighborhood

Low Density Residential

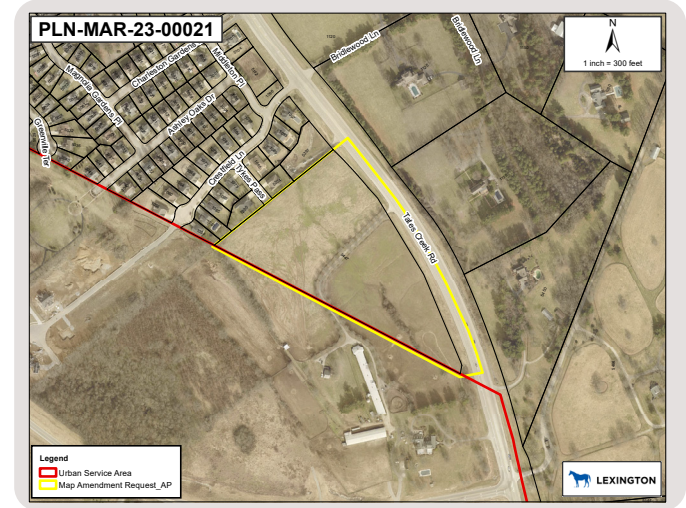
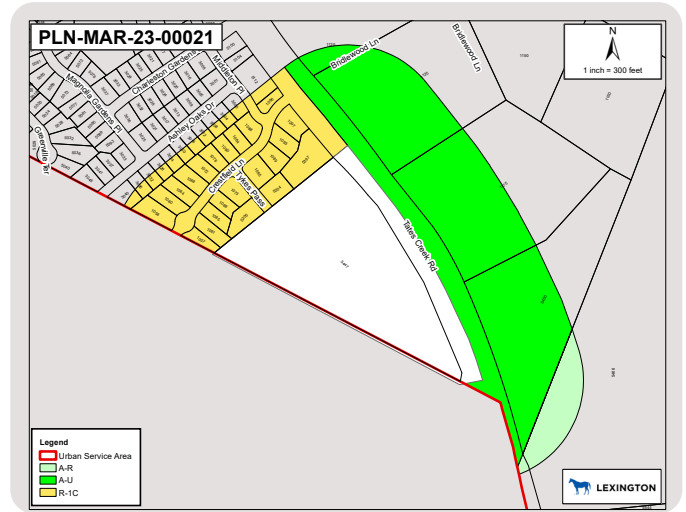
For more information about the Enhanced Neighborhood place type see Imagine Lexington pages 327-36. For more information on the Low Density Residential Development Type see page 271.

Description:

The applicant is seeking to rezone the subject property in order to construct a single-family residential development. The proposal includes 29 attached single-family residential units, and nine detached single-family residential lots. The development is proposed to connect to other single-family residential development planned in Jessamine County, to the south.

Public Engagement

- The applicant stated they met with The Reserve at Tates Creek Homeowner’s Association to discuss the proposal, and provided information to the Charleston Gardens Homeowner’s Association and offered to host an additional meeting.



Status

- Public Engagement
- Pre-Application Meeting
- Application Review
- Planning Staff Review
- Technical Review Committee
- Zoning/Subdivision Committee Meetings
- Planning Commission Hearing
- Urban County Council Meeting

DISCLAIMER: Plans are subject to change. Visit the Accela Citizen Portal (lexingtonky.gov/plans) or contact Planning for the latest information.

Development Plan

GENERAL NOTES:

1. THIS PLAN IS TO BE USED AS A BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND NOT AS A BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
2. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF KENTUCKY.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE KENTUCKY BUILDING CODE AND THE KENTUCKY ELECTRICAL CODE.
4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF KENTUCKY.
5. ALL UTILITIES SHALL BE DEPTH MARKED AND SHALL BE PROTECTED BY THE CLIENT.
6. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF KENTUCKY.
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LEGEND

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- UTILITY PROVIDERS:**
- COLUMBIA GAS
 - AT&T
 - WEST VIRGINIA WATER
 - WEST VIRGINIA POWER
 - WEST VIRGINIA TELEPHONE
 - WEST VIRGINIA TELEVISION
 - WEST VIRGINIA CABLE
 - WEST VIRGINIA RAILROAD
 - WEST VIRGINIA AIRCRAFT
 - WEST VIRGINIA MARINE
 - WEST VIRGINIA AIR
 - WEST VIRGINIA LAND
 - WEST VIRGINIA SEA
 - WEST VIRGINIA SPACE
 - WEST VIRGINIA ENERGY
 - WEST VIRGINIA ENVIRONMENT
 - WEST VIRGINIA HEALTH
 - WEST VIRGINIA EDUCATION
 - WEST VIRGINIA CULTURE
 - WEST VIRGINIA RECREATION
 - WEST VIRGINIA TRANSPORTATION
 - WEST VIRGINIA INFRASTRUCTURE
 - WEST VIRGINIA TECHNOLOGY
 - WEST VIRGINIA INNOVATION
 - WEST VIRGINIA ENTREPRENEURSHIP
 - WEST VIRGINIA LEADERSHIP
 - WEST VIRGINIA EXCELLENCE
 - WEST VIRGINIA INTEGRITY
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 - WEST VIRGINIA TRANSFORMATION

THESE PROTECTION STATISTICS:

EXISTING TREE CROP CORONATION: 100% 1,234 ACRES

COMMISSIONS CERTIFICATION (C.A.C.)

DATE: _____

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE DEVELOPMENT PLAN IS THE PROPERTY OF THE UNDERSIGNED AND THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE PROPERTY AND THAT THE UNDERSIGNED HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF KENTUCKY.

DATE: _____

SIGNATURE: _____

DATE: _____

THESE PROTECTION STATISTICS:

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DATE: _____

SIGNATURE: _____

DATE: _____

OWNER:

TURNER MANAGEMENT, LLC

1002 FIVE RIFLEMAN LANE

NICHOLASVILLE, KENTUCKY 40356

PRELIMINARY DEVELOPMENT PLAN

5447 TATES CREEK ROAD

LEXINGTON, FAYETTE COUNTY, KENTUCKY

TURNER PROPERTY

ENGINEERS

PLANNERS & DESIGNERS

1932 2ND ST

LEXINGTON, KENTUCKY 40517

CONSULTING ENGINEERS

SHEET: 1 OF 1



SECTION 1-A

SECTION 1-B

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