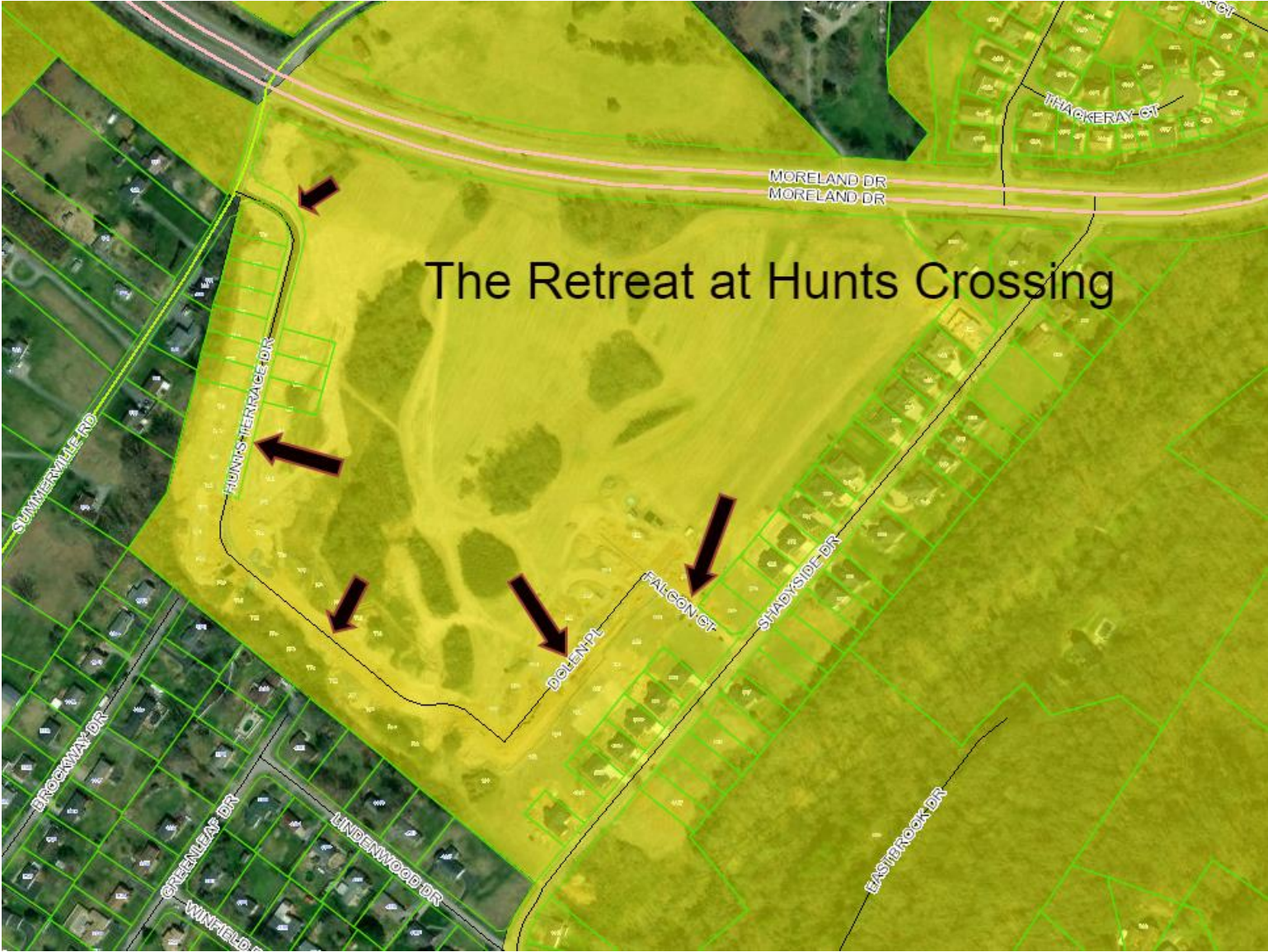
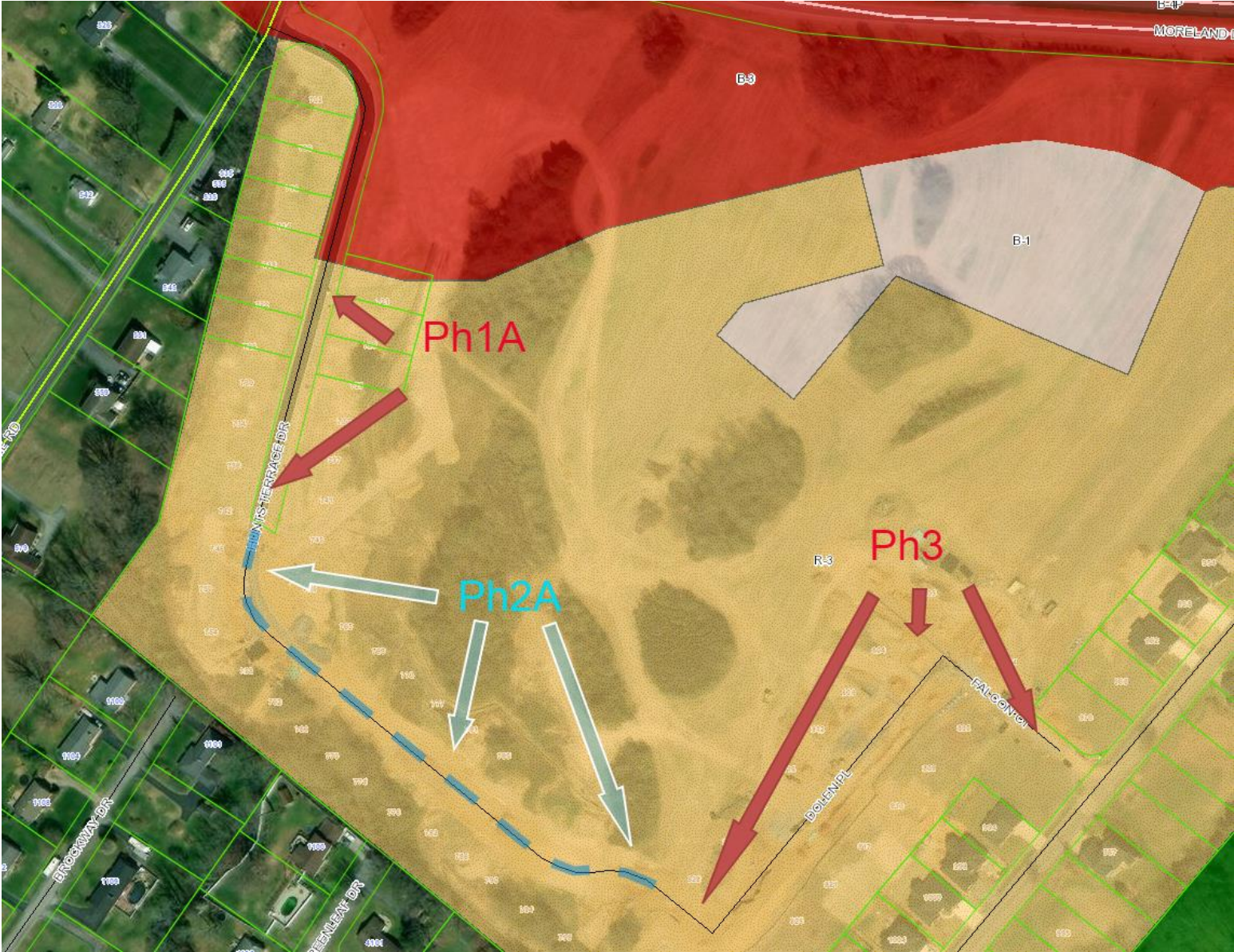


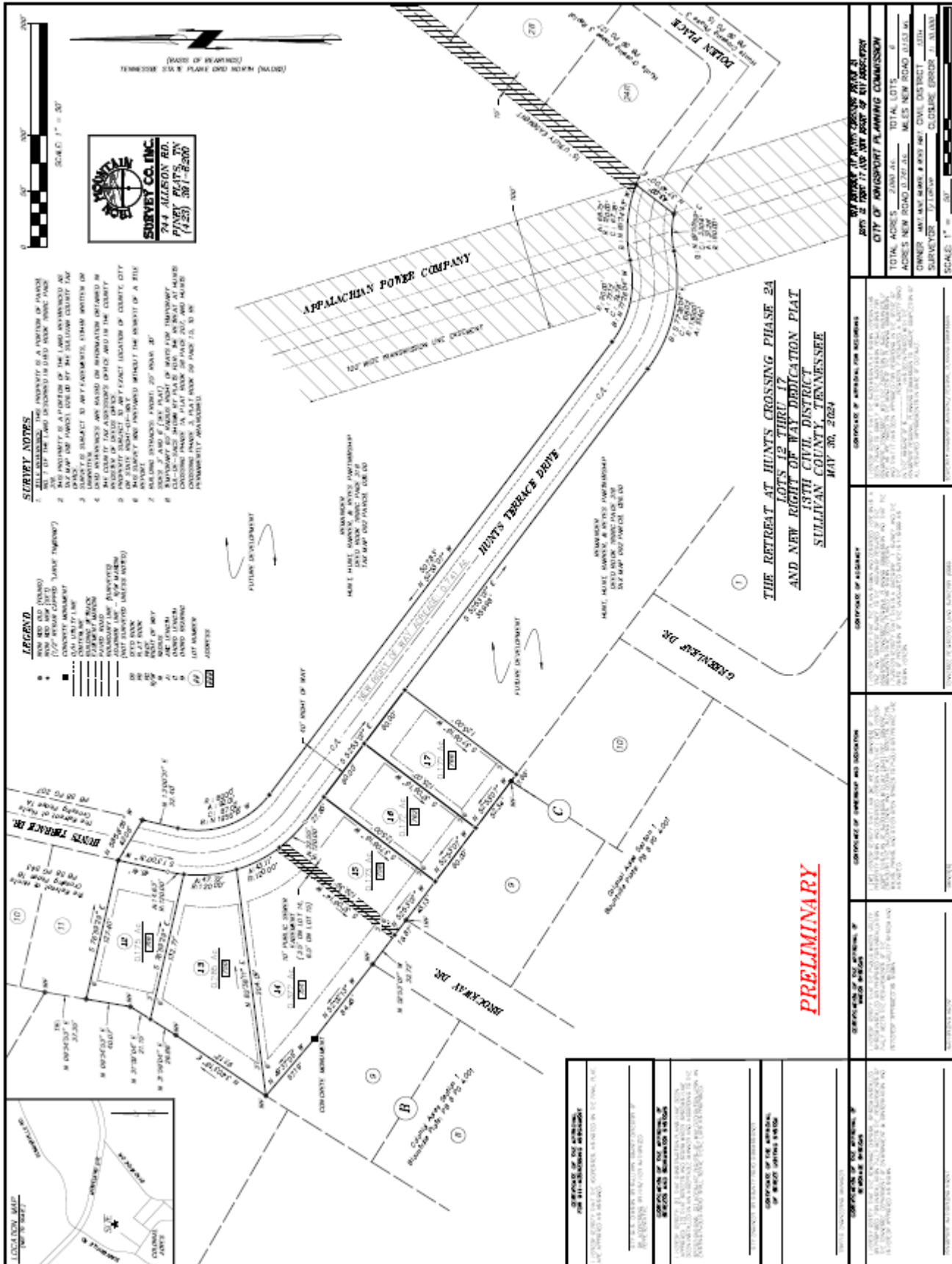
Property Information		The Retreat at Hunts Crossing Ph 2A Lots 12 thru 17 and new right-of-way dedication	
Address		Hunts Terrace Drive	
Tax Map, Group, Parcel		TM 092, Parcel 026.00	
Civil District		13th Civil District	
Overlay District		N/A	
Land Use Designation		R-3	
Acres		2.090 +/-	
Major or Minor / #lots		Major, 6 lots, right-of-way	Concept Plan
Two-lot sub		Prelim/Final	Final
Owner /Applicant Information		Surveyor Information	
Name: Jordan Hodges Address: City: State: Zip Code: Email: Phone Number: 423-202-6210		Name: Ty LaRue Address: 744 Allison Rd. City: Piney Flats State: TN Zip Code: 37686 Email: ironmountainsurvey@gmail.com Phone Number: 423-773-0002	
Planning Department Recommendation			
<p>(Approve, Deny, or Defer)</p> <p>The Kingsport Planning Division recommends contingent final approval. This phase is close to being fully built and the timing will fall close to the June Planning Commission meeting date. Any remaining contingencies will be detailed during the June Planning Commission work session.</p> <ul style="list-style-type: none"> The plat meets the requirements of the Planning Commission’s minimum regulations for subdivisions. <p>Staff Field Notes and General Comments: The applicant is requesting final plat approval for the Hunt’s Crossing Phase 2A final which is located in the 13th civil district and more fully described as part of Parcel 26 Tax Map 092 of the Sullivan County Tax Maps. This development is zoned R-3, low density apartment district. Phase 2A links the final of Ph1A which originates along Summerville Road to Phase 3 final which originates from Shadyside Drive.</p> <p>Staff recommends contingent Final Plat approval for Ph2A of the Hunt’s Crossing Development. At the time of this report <u>a meter box and as-built drawings are the sole remaining items to be completed</u> prior to this phase being finished. The request also contains 6 new lots along Ph2A.</p>			
Planner:	Weems	Date: 6/11/2024	
		Meeting Date:	June 20, 2024

Vicinity



Zoning: Ph2A is zoned R-3, Low Density Apartment District





Kingsport Regional Planning Commission Meeting on June 20, 2024

CONCLUSION

Staff recommends contingent final approval pending the last few minor outstanding improvements.