

PROPERTY INFORMATION:

ADDRESS:	Saint Andrews Garth Phase 3 FINAL PLAT
DISTRICT, LAND LOT:	15 th Civil District, Tax Map 119 Parcel 015.20
OVERLAY DISTRICT:	Not Applicable
EXISTING ZONING:	PD, Planned Development
PROPOSED ZONING:	No Change
ACRES:	+/- 6.93
EXISTING USE:	Vacant
PROPOSED USE:	Residential

APPLICANT: Todd Stevens

ADDRESS: 2323 Rock Springs Rd. Kingsport, TN 37664

REPRESENTATIVE: Todd Stevens

INTENT

The applicant is requesting final plat approval of the Saint Andrews Garth Phase 3, lots 19-28, final plat. This Site is located at the end of Saint Andrews Drive in the Rock Springs Community, directly adjacent to phase 2.

The final plat contains 10 single family lots located at the end of Saint Andrews Drive, rounding out the cul-de-sac.

The plan continues to display the required 25' development periphery setback as established in Phase 1 & 2 and appropriate density in accordance with the amount of open space provided.

Staff recommends, granting final development plan approval for Phase 3 of Saint Andrews Garth.

Saint Andrews Garth Ph. 3 Site Plan



12/19/2024, 10:18:18 AM

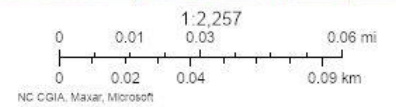
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

- Expressway
- Collector Street
- Ramp
- Major Arterial
- Local Street
- Kpt 911 Address
- Minor Arterial
- Private Street



Web AppBuilder for ArcGIS

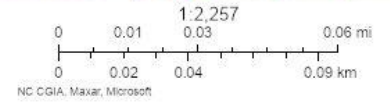
Utilities



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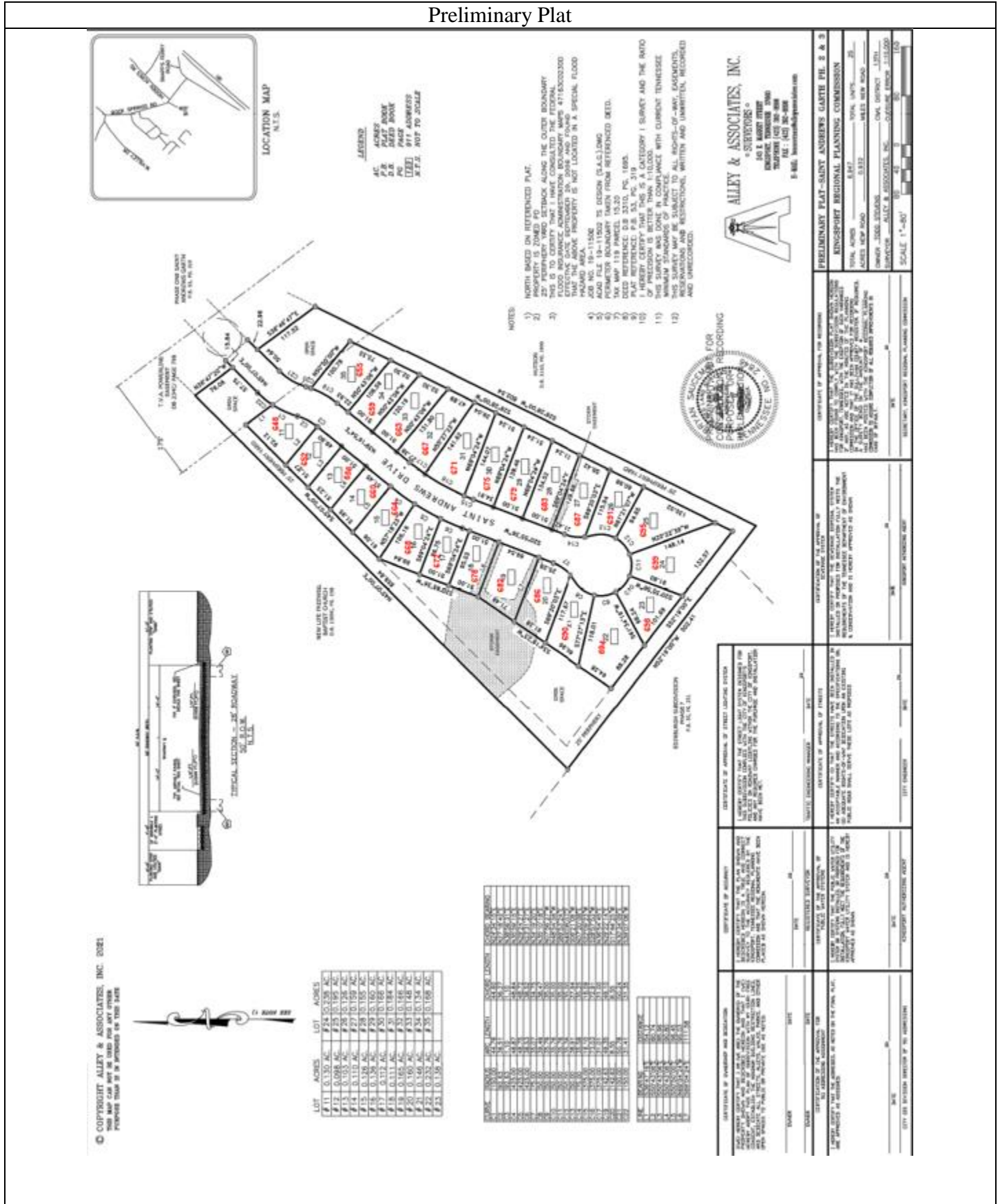
Sullivan County Parcels Jan 2023

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|----------------|-------------|------------------|-----------------|
| Parcels | Water Lines | Major Arterial | Private Street |
| Sewer Mains | Streets | Minor Arterial | Ramp |
| Sewer Manholes | Interstate | Collector Street | Kpt 911 Address |
| | Expressway | Local Street | |

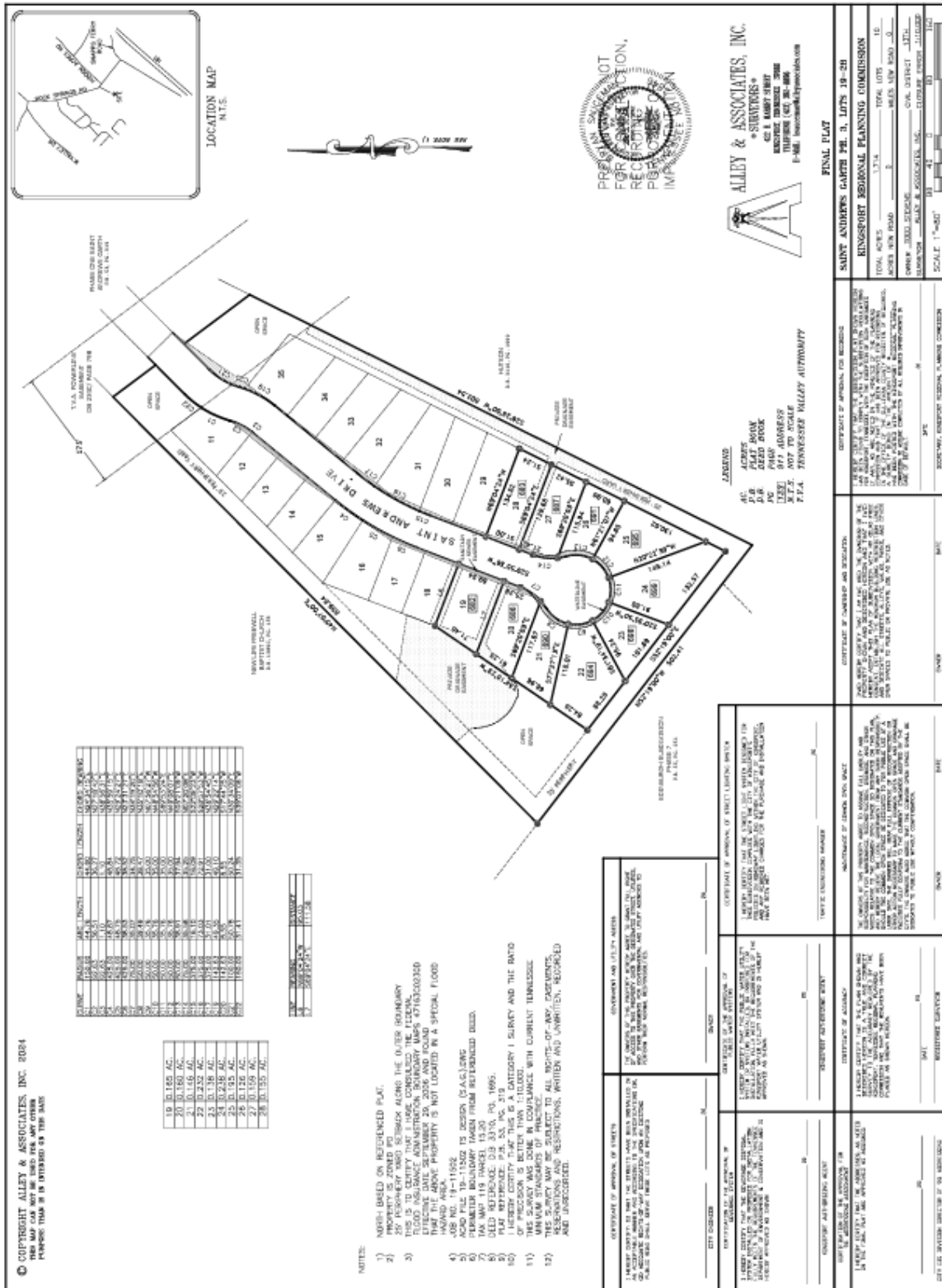


Web AppBuilder for ArcGIS

Preliminary Plat



Final Plat for Consideration



Saint Andrews Garth Phase 3 Western View



Saint Andrews Garth Phase 3 Eastern View



Saint Andrews Garth Phase 3 Southern View



Recommendation:

Staff recommends granting final plat approval for Phase 3 of Saint Andrews Garth based upon conformance with the preliminary approval and the PD zone standards.