

Property Information	Hunt's Crossing Phase 3 Final		
Address	Dolen Place		
Tax Map, Group, Parcel	TM 092, Parcel 026.00		
Civil District	13th Civil District		
Overlay District	N/A		
Land Use Designation	R-3		
Acres	1.705 +/-		
Major or Minor / #lots	Minor - 3	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			
(Approve, Deny, or Defer) The Kingsport Planning Division recommends Conceptual Subdivision Approval based on: <ul style="list-style-type: none"> The plat meets the intent of the City's minimum regulations for subdivisions Staff Field Notes and General Comments: The applicant is requesting final plat approval for the Hunt's Crossing Phase 3 final which is located in the 13 th civil district and more fully described as part of Parcel 26 Tax Map 092 of the Sullivan County Tax Maps. This development is currently R-3. This will facilitate mixed-use residential development on the property. A temporary cul-de-sac will be constructed at the end of Hunts Terrace Drive. There is currently a bond estimate for \$49,974.17 for the remaining improvements to meet the Minimum Subdivision Regulations. Staff recommends Final Plat approval for Hunt's Crossing Development based upon conformance with the Development Plan, approved construction plans, and the acquired Irrevocable Letter of Credit matching the bond estimate.			
Planner:	Garland	Date: 2/10/23	
		Meeting Date:	Feb. 16, 2023

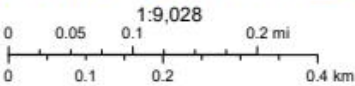
Site Map



2/10/2023, 10:37:06 AM

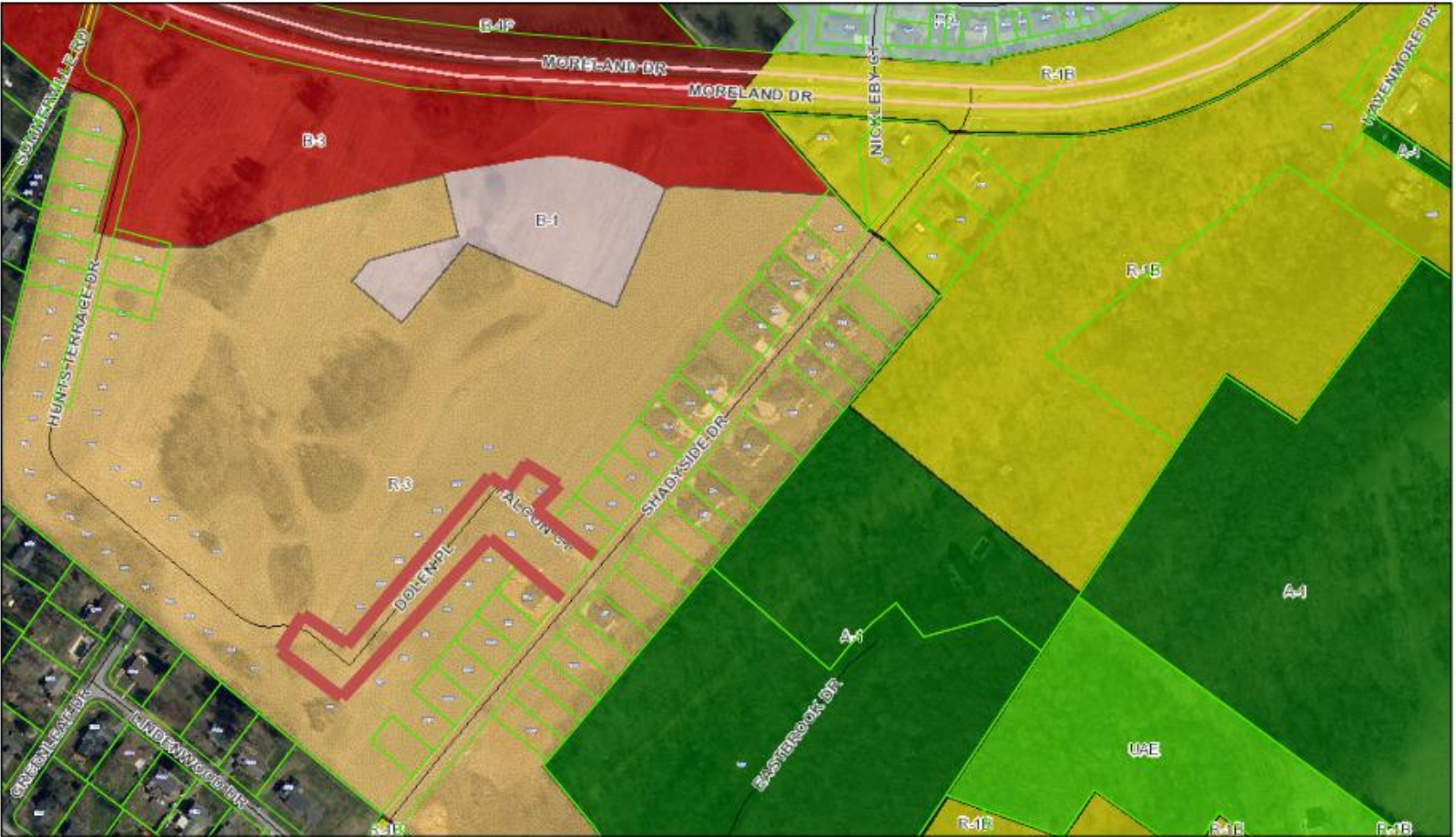
Sullivan County Parcels Jan 2023 Streets

- | | | | | |
|-----------------------|----------------|------------------|----------------|---------------|
| Parcels | Interstate | Collector Street | Minor Arterial | Ramp |
| Urban Growth Boundary | Expressway | Local Street | Private Street | Red: Band_1 |
| | Major Arterial | | | Green: Band_2 |



Web AppBuilder for ArcGIS

Zoning

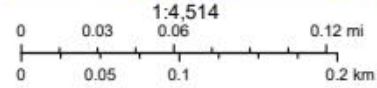


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Sullivan County Parcels Jan 2023

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

TA/C	A-1	B-2	B-4P	M-1	P-1	PD	PVD
R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1	R-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2	R-1A
B-2E	B-1	B-4	GC	MX	PBD*	PUD	R-1B



Web AppBuilder for ArcGIS

Future Land Use



2/10/2023, 10:40:42 AM

Sullivan County Parcels Jan 2023

Parcels

Kpt 911 Address

Future Land Use

Agri/Vacant

Single Family

Multi-Family

Industrial

Retail/Commercial

Public

Utilities

Urban Growth Boundary

Streets

Interstate

Expressway

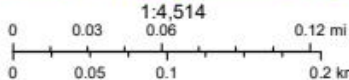
Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street



Web AppBuilder for ArcGIS

Utilities



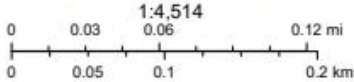
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Sullivan County Parcels Jan 2023

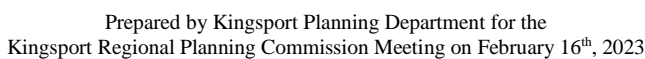
- Parcels
- Parcels
- Washington County Parcels 2023 Jan
- Lake_Pond
- Parcel_Conflict

- Parcels
- Railroad_ROW
- River
- Street_ROW
- Kpt 911 Address
- Sewer Mains
- Water Lines
- Urban Growth Boundary

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



Web AppBuilder for ArcGIS



Off Shadyside Dr. facing down Falcon Court



Facing East towards future Phase 3 development



Corner of Falcon Ct. & Dolen Place – facing Dolen Place



Dolen Place



End of Hunts Terrace Dr. where temporary cul-de-sac will be



Corner of Hunts Terrace Dr. facing Dolen Place



CONCLUSION

Staff recommends Final Plat approval for the Hunt's Crossing Development Subdivision based upon conformance to the subdivision regulations, approved construction plans, and the acquired Irrevocable Letter of Credit matching the bond estimate.