



elevations upload dated November 14, 2022.

2. Development shall be in accordance with the recommended road improvements addressed in the City Traffic Engineer's TIA dated February 14, 2023.
3. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, off-site water line improvements and off-site road improvements addressed in the City Traffic Engineer's TIA dated February 14, 2023. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

Committee Recommendation: On a motion by Ms. Jana-Ford, seconded by Ms. Rader, the Planning Commission unanimously voted on February 23, 2023, to recommend APPROVAL of Application #PL2022-217 - Rezoning from AG to RP-3 and Preliminary Development Plan - Colton's Crossing, approximately 74 acres located along the west side of SE Hamblen Road, 1/2 mile south of SE Thompson Drive; Hamblen Road Project, LLC, applicant.